



## 5, Fair oak Way, Mosterton, Beaminster, Dorset

A three-bedroom semi-detached bungalow located in a village location and within walking distance of local amenities.

Guide Price

**£280,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**5, Fair oak Way,  
Mosterton, Beaminster,  
Dorset, DT8 3JQ**

- Semi-detached
- Modernised throughout
- Three bedrooms
- Modern kitchen/breakfast room
- Extended on the rear

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100





This modern semi-detached three-bedroom bungalow underwent extensive renovation and modernisation under the meticulous care of its current owners. Notable improvements include a rear extension featuring a chic hi-gloss kitchen/diner, enhancing both style and functionality. The bungalow boasts two generously sized double bedrooms and an additional single bedroom, with the family bathroom having undergone a recent modernisation. The rear of the property unveils a spacious and family-friendly garden, complemented by driveway parking at the front and side, leading to a convenient single garage. Throughout, the property showcases refined features such as uPVC double glazing and efficient electric heating. Early viewing is highly recommended to fully appreciate the distinctive charm and contemporary comfort this property offers.

#### Accommodation

The property is laid out as follows:

Leading into the property is a uPVC partially glazed door

taking into the hallway with doors leading to all principal rooms.

The kitchen/breakfast room is positioned on the rear aspect comprising of hi gloss base and wall units with a marble effect worktop over. There is an integrated electric single oven with hob and extractor over. Space for a free standing dishwasher, washing machine and tall fridge freezer. Sink inset and French doors leading into the gardens. Space for a table and chairs to seat four.

Off the kitchen/breakfast is the sitting room with carpeted flooring and space for two, two-seater sofas.

There are two double bedrooms the main bedroom on the front aspect and one single bedroom.

Finally, is the family bathroom comprising of a stylish modern suite fitted in white with a wash hand basin, WC, heated towel rail and bath with shower over.

#### Outside

On the front aspect is a low maintenance garden with driveway parking for numerous cars leading to the garage.

The garage has an up and over door with power and lighting.

On the rear aspect is a family friendly garden comprising of a laid lawn centre with rear sun terrace.

#### Services

Mains water, electricity and drainage.

Broadband - Superfast broadband is available. Mobile phone coverage - O2 and Vodafone are the best indoors, where as all providers are good outdoors. (information from <https://www.ofcom.org.uk>)

#### Local Authority

Dorset Council - <https://www.dorsetcouncil.gov.uk>  
Council Tax Band C



### Property Information

We understand the property to be in a very low risk area for surface and river flood levels. We can understand there to not be any planning application that would impact on 5 Fair oak Way.

According to the title plan there are no covenants or restrictions relating to the property. Details can be found via <https://planning.dorsetcouncil.gov.uk>

### Directions

From Beaminster proceed north on the A3066 passing through the tunnel. Continue into the village of Mosterton turning first right into Fair oak Way, this property will be found on the left-hand side.

## Fairoak Way, Mosterton, Beaminster

Approximate Area = 759 sq ft / 70.5 sq m

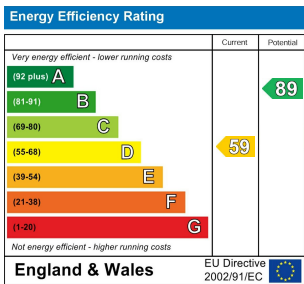
Garage = 138 sq ft / 12.8 sq m

Total = 897 sq ft / 83.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Symonds & Sampson. REF: 1076899



ME/3570/24.1.23

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