



39, Orchard Way, Mosterton, Beaminster, Dorset

A detached four-bedroom family home built in 2020 situated close to the centre of Mosterton.

Guide Price
£535,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**39, Orchard Way,
Mosterton, Beaminster,
Dorset, DT8 3LT**

- Detached
- Two receptions
- Four bedrooms
- Three Bathrooms
- Enclosed rear garden
- Country views

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This modern detached residence is located in the tranquil cul-de-sac of Orchard Way. Constructed in 2020, this house boasts four bedrooms, three bathrooms, and two reception rooms. The spacious kitchen/diner is equipped with a range of integrated appliances. This is complemented by a sizeable sitting room that leads into a sunroom at the rear. The property features a well-proportioned, enclosed garden with a generous sun terrace. With uPVC double glazing throughout and efficient LPG central heating, the house offers both comfort and energy efficiency. Convenient parking for two cars is provided by a carport. Early viewing is highly recommended.

Accommodation

The property is laid out as follows:

Leading into the property is a uPVC door bringing you into the hallway. Off the hallway are stairs leading upwards, cloakroom and doorways into all principal rooms.

The kitchen/diner is the first room on the left-hand side fitted with a variety of white base and wall units with a wood effect roll edge worktop over. There are a variety of high specification integrated appliances including an eye level oven, five ring gas hob and dishwasher. Off the kitchen area is a spacious seating area with space

for a table and chairs to seat eight. From the seating area are uPVC French doors leading into the garden. There is a separate utility room housing a sink with drainer and a washing machine.

There is a spacious sitting room on the right-hand side of the property leading through into the versatile sunroom with French doors leading into the enclosed gardens.

Upstairs are three double bedrooms, the main bedroom and second bedrooms both coming with their own en-suite shower rooms. There is a single bedroom on the front aspect currently set up as a study with the family bathroom opposite.

The family bathroom comprises a modern suite fitted in white with a wash hand basin, WC, bath with shower over and heated towel rail.

Outside

On the front aspect is a double carport, driveway parking and a path leading to the front door.

On the rear aspect is an enclosed garden comprises a sizeable sun terrace with laid lawn and a variety of mature shrubs at the rear.

Situation

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

Services

Mains water, electricity and drainage are connected. LPG (tank shared with the other 9 new properties)

Broadband - Standard, superfast and ultrafast is available.

Mobile phone

Indoor:- EE has voice and data
O2 and Vodafone only voice not data
3 you should not expect to receive a signal indoor

Outdoor: All providers are good.
information from <https://www.ofcom.org.uk>

Local Authority

Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band F.

Property Information

Service charge for this property is £318.00 for year 2024.
 Chancel repair liability which is covered by an indemnity policy dated 24.9.2020 - in perpetuity.
 ICW warranty
 The property is in a very low risk area of surface, rivers, and sea flood zone.

There are no planning permissions which we believe will affect the property, that we have been made aware of.
 Details can be found via <https://planning.dorsetcouncil.gov.uk>

There are a number of covenants on this property, please ask for further information.

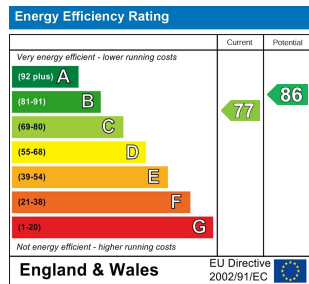
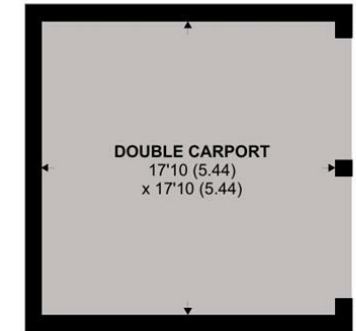
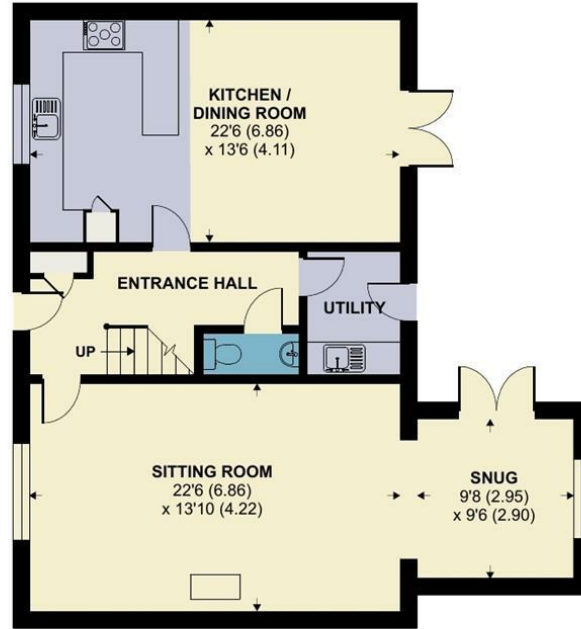
Directions

From Beaminster proceed north on the A3066 passing through the Tunnel and on into the village of Mosterton. Turn into Orchard Way by the shop and continue around and up the hill to the top where this property will be found on the right-hand side.

Orchard Way, Mosterton, Beaminster

Approximate Area = 1739 sq ft / 161.5 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1084014



ME/3574/8.2.24

01308 863100
 Symonds & Sampson 36 Hogshill Street
 Beaminster
 Dorset
 DT8 3AA
 beaminster@symondsandsampson.co.uk

Symonds & Sampson
 ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

