



## 27, Windy Ridge, Beaminster, Dorset

Well-presented modernised two-bedroom home situated in a peaceful cul-de-sac within walking distance of town centre.

Guide Price  
**£235,000**  
Freehold

**Symonds  
& Sampson**

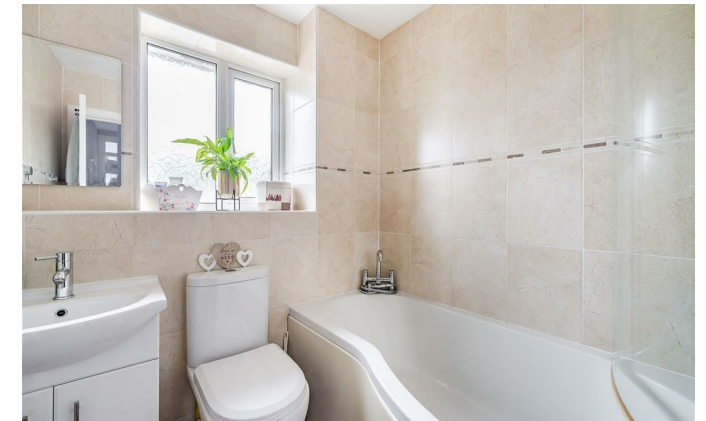
ESTABLISHED 1858



**27, Windy Ridge,  
, Beaminster,  
Dorset, DT8 3SP**

- Two bedrooms
- Modern kitchen
- Modern bathroom
- Enclosed rear garden
- Gas central heating
- uPVC double glazing
- Allocated Parking
- Peaceful cul-de-sac

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100







This two-bedroom property with is positioned on the highly popular and sought after cul-de-sac in the heart of Beaminster. The property has been tastefully modernised throughout with the installation of a modern high specification kitchen with integrated appliances and a modern bathroom. The property has mains gas central heating and uPVC double glazing through-out. Allocated parking. Early viewing is strongly advised.

#### Internal

The property is laid out as follows:

Leading into the property is a partially glazed uPVC double glazed door bring you into the kitchen .

The kitchen/ diner is fitted with a variety of modern wooden base and wall units with a wood effect worktop over. There are a range of high specification integrated appliances including an electric single oven with hob and extractor over, integrated fridge and freezer with space for a free-standing washing machine. Opposite the kitchen is space for a table and chairs to seat 4. Off the kitchen is the sitting room.

The sitting room is positioned on the rear aspect with carpeted flooring, stairs leading upwards, gas fire and French doors leading outside.

Upstairs there are two bedrooms. The main bedroom situated on the rear with a built-in storage cupboard.

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

#### External

On the front aspect is parking for two cars and steps leading to the front door.

On the rear aspect is a well appointment, mature garden with a storage shed, decking area and a variety of mature shrubs bordering the garden.

#### situation

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque

17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square, and there are two schools, (primary and secondary). There is also an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo). Super-fast broadband is available.

#### Council tax

Dorset Council : Band B

#### Services

Ofcom.org.uk advises that: Ultrafast broadband is available. Mobile signal is available from all four major providers outdoors and indoors.

#### Property information

The property is situated in very low risk areas for all both forms of flooding.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresult>

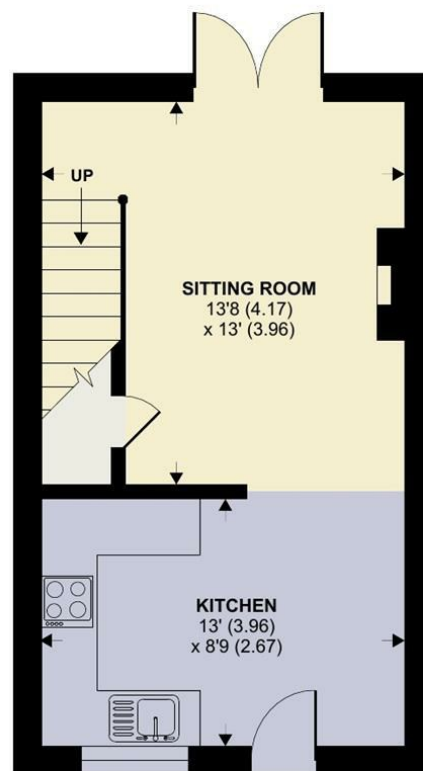
As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.



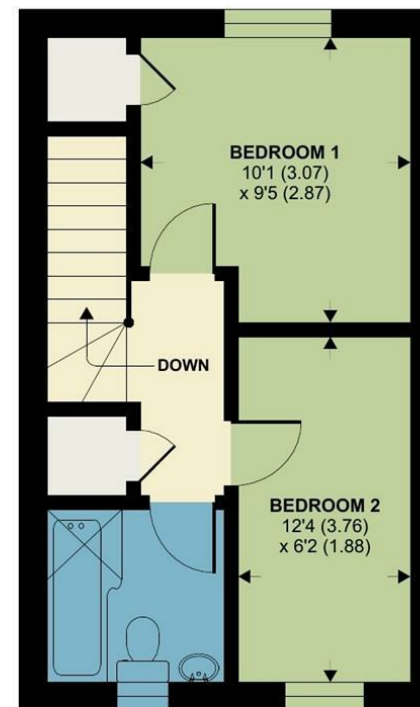
## Windy Ridge, Beaminster

Approximate Area = 598 sq ft / 55.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

### Directions

From our Beaminster office turn right and continue to the mini roundabout. Continue straight across on the A3066 and take the second turning on the right into Windy Ridge. Proceed into Windy Ridge taking the first turning on the left. This property will be found on your right-hand side indicated by a for sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

BEA/3583/MED/2.3.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1093062



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