



4b, Horn Hill View, Beaminster, Dorset,

Immaculately presented, semi-detached two-bedroom home situated in a peaceful cul-de-sac.

Guide Price
£255,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

4b, Horn Hill View, Beaminster, Dorset, , DT8 3PJ

- Immaculately Presented Modern House
 - Semi-detached
 - Large sitting room
 - Two Double Bedrooms
- Enclosed Low Maintenance Garden
 - Off Road Parking for Two Cars
- Quiet Location Within Easy Reach of the Town Centre
 - Ideal investment opportunity or first home

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This modern two-bedroom, semi-detached house boasts numerous appealing features, including a spacious sitting room, a well-appointed kitchen/diner, two generously sized double bedrooms, and a modern bathroom. Enhanced by a sizable, raised garden and driveway providing parking space for two cars, it presents an ideal opportunity for first-time buyers or investors. Offered for sale with no onward chain, the property benefits from mains gas central heating and uPVC double glazing throughout. Early viewing is highly recommended.

Internal

The property is laid out as follows:

Leading into the property is a wooden partially glazed door leading into the hallway with stairs going upwards and a doorway into sitting room.

The sitting room is positioned on the front aspect with carpeted flooring, understairs cupboard and doorway leading into the kitchen/diner.

The kitchen/ diner is fitted with a variety of base and wall units and a roll edge worktop over. There is an integrated single oven with gas hob and cooker hood over. Space for a free-standing washing machine and

fridge freezer. Off the kitchen is a WC with wash hand basin and a lobby with a door leading into the garden.

Upstairs are two double bedrooms, both with carpeted flooring and the main room comes with a built-in storage cupboard.

The bathroom comprises of a white suite with wash hand basin, WC, and bath with shower over.

External

Leading to the front door is a gravelled garden with driveway parking for two cars.

On the rear is an elevated garden with laid lawn, a sizeable storage shed and sun terrace.

Property information

There are no planning application within the postcode which would effect the property, that we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

The property is within a medium risk flood for surface water and a very low risk area for rivers and sea flooding.

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

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.

Services

Mains water, electricity and drainage. gas central heating.

Local Authority : Dorset Council band : B

Ultrafast broadband is available. All four major networks offer indoor and outdoor mobile service.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

EPC to follow

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 and arts festival. 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.



Horn Hill View, Beaminster

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

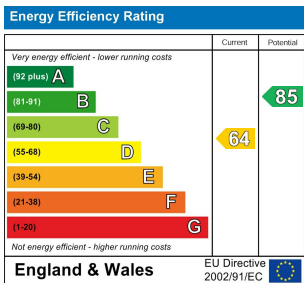


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Symonds & Sampson. REF: 1105252



Directions

From our office in Beaminster, proceed up Hogshill Street to the mini roundabout, taking the second exit towards Crewkerne. After a short distance, take the first left hand turning in to The Beeches. Proceed to the top of the hill, turn right and take the first left in to Horn Hill View.



BEA/3591/MED/20.5.24



01308 863100

Symonds & Sampson 36 Hogshill Street

Beaminster

Dorset

DT8 3AA

beaminster@symondsandsampson.co.uk

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