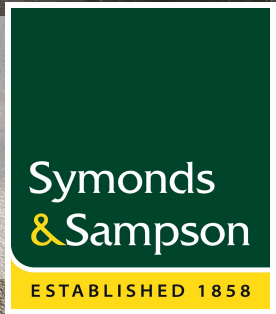




## 30, North Street, Beaminster,

Spacious three-bedroom bungalow conveniently situated within walking distance of town centre.

Guide Price  
**£449,950**  
Freehold





**30, North Street,  
Beaminster, Dorset,  
DT8 3DY**

- Detached
- Three bedrooms
- Modern kitchen
- Three reception rooms
  - Wet room
- Driveway parking
- No chain

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100







Situated just a stone's throw away from the vibrant town centre, this detached three-bedroom extended bungalow beckons with its array of amenities. Boasting three spacious bedrooms, three inviting reception rooms, a generously sized kitchen/diner, and a sleek modern wet room, this property offers a blend of comfort and convenience. There are sectioned gardens, perfect for both relaxation and entertainment. With driveway parking accommodating up to four cars, convenience meets practicality effortlessly. Seamlessly combining modern living with timeless charm, this property is offered with no onward chain, making it an enticing prospect for those seeking a seamless transition. Early viewing is strongly recommended to fully appreciate the potential and allure of this delightful abode.

#### Internal

The property is laid out as follows:

Leading into the property is a practical porch leading into the sitting room.

The sitting room has a modern electric fire, carpeted flooring and doors leading into the kitchen and conservatory.

The conservatory is a great size with French doors leading out onto the courtyard at the rear, tiled flooring, and heating.

The kitchen/ diner is situated on the side aspect and is fitted with a variety of white base and wall units with a straight edge wooden worktop over. There is a range of high specification integrated appliances including an electric double oven and gas hob with extractor over. Sink inset and space for a table and chairs to seat 4.

Off the kitchen is a further room which could be used as a dining space or as another reception room.

There are two double bedrooms both with fitted wardrobes and a single bedroom.

Finally, there is a modern wet room with WC, wash hand basin and thermostatic shower.

#### External

On the front aspect is a plenty of parking for up to four cars with mature planted shrubs in beds bordering the garden. The property is very secure from its tall retaining wall and 5 bar gate.

On the side aspect is a green house leading to a sizeable storage shed.

On the rear is a cozy courtyard garden with sun terrace a raised planting beds.

#### Property Information

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

<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

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

All mains services connected.

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>

#### Local Authority

Dorset Council - [dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk)

Band : D

#### Situation

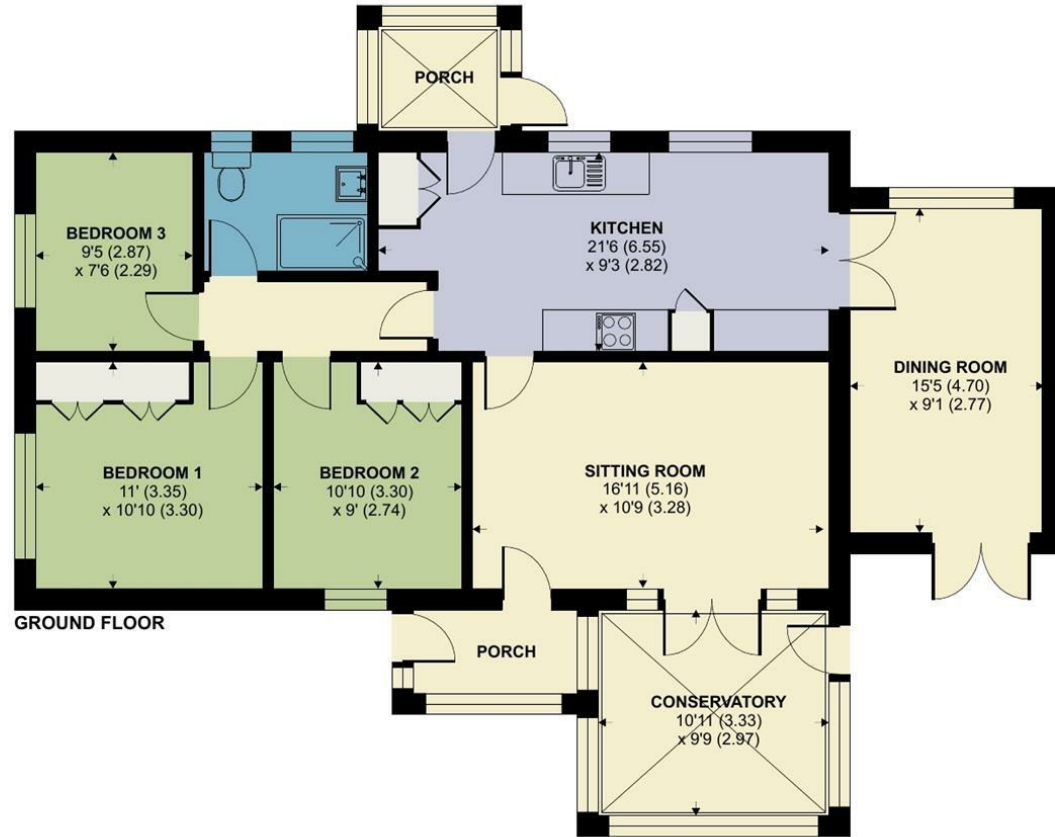
Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding

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. There is also an annual music festival. The surrounding countryside and superb coast, which is designated a World Heritage Site and has recently been used in the filming of Broadchurch 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 a main line railway service to London (Waterloo).



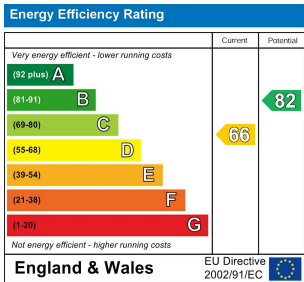
## North Street, Beaminster

Approximate Area = 1144 sq ft / 106.3 sq m



### Directions

From the centre of Beaminster proceed up North Street. The first bungalow on the right after Manor Gardens is 30 North Street with a gated entrance.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1096175



BEA/3597/MED/25.4.24



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