



100, Gerrards Green, Beaminster, Dorset

Two-bedroom end of terrace bungalow located in the desirable area of Gerrards Green with sizeable gardens surrounding.

Guide Price
£195,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**100, Gerrards Green,
, Beaminster,
Dorset, DT8 3EA**

- End of terrace
- Two bedrooms
 - Kitchen
- Shower room
- Conservatory
- Storage shed
- Subject to a 157 Magna Restriction

Viewing strictly by appointment
Symonds & Sampson
01308 863100





Situated on the outskirts of Beaminster, in the highly desirable residential area of Gerrards Green, this charming two-bedroom bungalow awaits. Boasting two generously proportioned bedrooms, two inviting reception rooms, a comfortable kitchen, and a convenient shower room, this home presents a wealth of comfort and convenience. Outside, a well-maintained garden adorned with a brick-built storage shed and a sun-drenched terrace awaits at the rear. Throughout the property, uPVC double glazing ensures optimal insulation, while electric night storage heating provides warmth during chilly evenings. Please note, this property is subject to a 157 manga local restriction. Early viewing is strongly recommended to fully appreciate all this property has to offer.

Internal

The property is laid out as follows:

Leading into the bungalow is porch with uPVC partially glazed door.

Off the porch is the sizeable sitting room with electric fire, carpeted flooring, and doorways to all principal rooms.

The kitchen is just off the sitting room fitted with a variety of base and wall units and a roll edge worktop over. There is an integrated electric oven with gas hob over. There are spaces for a slimline dishwasher, washing machine and fridge freezer.

The main bedroom is fitted with carpeted flooring and various built in storage cupboards. The second bedroom on the rear has carpeted flooring also.

The shower room comprises of a white suite with walk in glazed shower cubicle and thermostatic shower, WC, and wash hand basin with vanity unit below.

On the rear aspect is a sizeable conservatory with panel heater and sliding doors leading into the garden.

External

On the front aspect is a well maintained garden with a laid lawn centre and path leading through the middle and side for access. The garden front garden has a variety of planted small trees and shrubs.

On the rear is a sizeable garden with sun terrace off the conservatory. Beyond the sun terrace is a laid lawn garden bordered by a selection of mature small tree and shrubs. There are two stotage shed, the bigger of the two is brick built with power and lighting.

Property information

Planning:

There are no nearby planning applications that we believe will impact this property. Details of which can be found via: <https://planning.dorsetcouncil.gov.uk>

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.

Agents note

The property is subject to the Section 157 of the Housing Act 1985 requirement, which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who live full time or work in these counties. Enquiries should be made of your solicitors and/or Magna Housing Association (Tel: 01305 216153) or contactus@magna.org.uk before offering on this property.

Local Authority

Dorset Council tax band : B

Services

All mains services are connected

Broadband:

Standard, superfast and Ultrafast are available.

Mobile phone coverage:

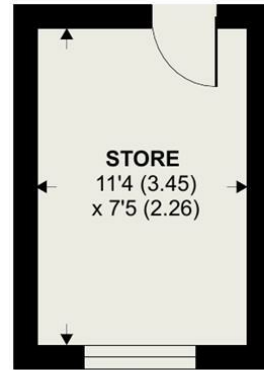
EE/3/Vodafone/02 you should expect to receive a signal for data/enhanced data and voice for indoors and outdoors.

Information from <https://www.ofcom.gov.uk>

Situation

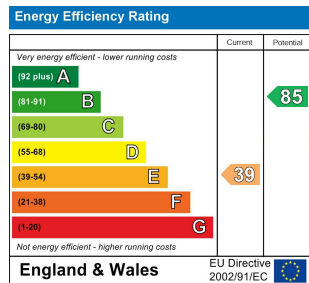
Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed 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).



Directions

From our Office turn left and proceed into the Square and take the second left into North Street. Proceed up North Street passing Manor Gardens, and Woodswater Lane on the right. Gerrards Green can be found on the right and 100 Gerrards Green is the first bungalow on the right.



BEA/3599/MED/13.5.24

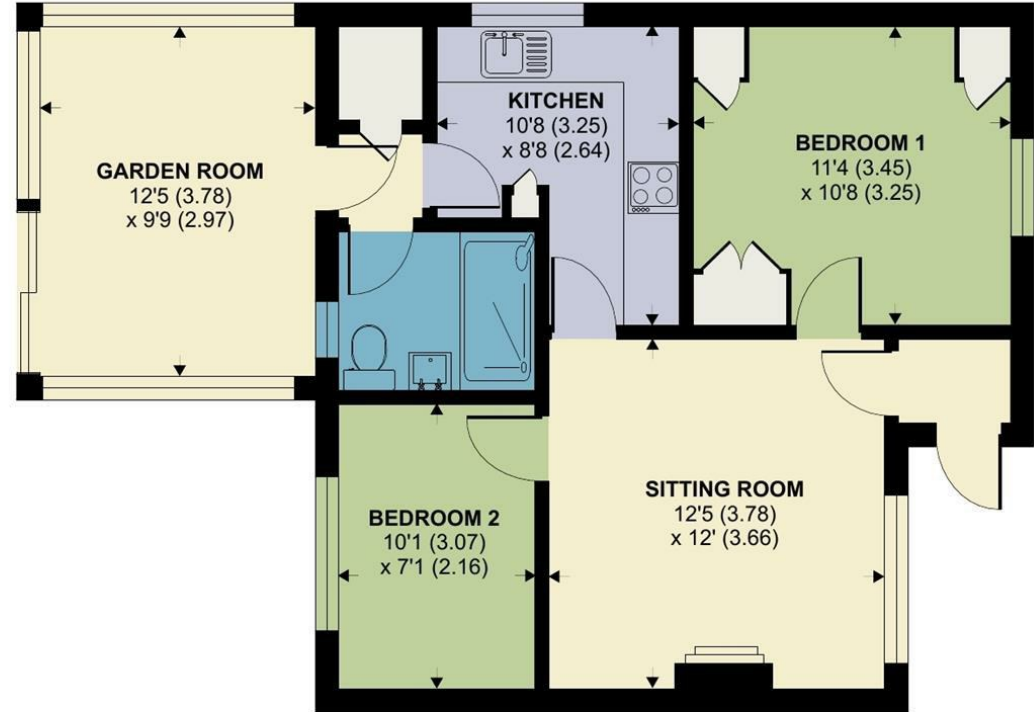
Gerrards Green, Beaminster

Approximate Area = 659 sq ft / 61.2 sq m

Store = 85 sq ft / 7.9 sq m

Total = 744 sq ft / 69.1 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). © n1checom 2024. Produced for Symonds & Sampson. REF: 1123832.



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