



38, Orchard Way, Mosterton, Beaminster, Dorset

Three-bedroom, detached bungalow situated in the heart of Mosterton offered to the market with no onward chain.

Guide Price
£395,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

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

- Detached
- Three bedrooms
- Two reception rooms
- Modern kitchen with utility room
 - Enclosed rear garden
- Driveway parking and garage
 - Village location
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This spacious bungalow is located in the sought-after residential area of Orchard Way. The property boasts three bedrooms, two reception rooms, a modern kitchen, and a generous garden, providing ample space for comfortable living. The kitchen is well-appointed with high-specification appliances, catering to all your culinary needs. Both double bedrooms feature built-in storage, while the single bedroom comes with free-standing storage. Additional features include uPVC double glazing and oil central heating, ensuring the home is both energy-efficient and cozy year-round. The good size garden offers a perfect retreat for outdoor relaxation and entertaining. Conveniently positioned near local amenities and transport links, this property is ideal for families and professionals alike. Offered to the market with no onward chain, this bungalow represents a fantastic opportunity for potential buyers. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Internal

The property is laid out as follows:

Leading into the property is a uPVC door taking you into the hallway. Off the hallway are doorways to all principal rooms. There is a WC as you walk in with wash hand basin and WC.

The lounge/ diner is positioned on the front aspect with carpeted

flooring, wood burning stove, space for a table and chairs to seat 4 and sliding doors leading into the conservatory.

The conservatory is a spacious room with tiled flooring, radiator and French doors leading into the gardens.

The kitchen is fitted with a variety of white shaker style base and wall units with a speckled worktop over. There are a variety of integrated appliances including an eye level double oven, gas hob adjacent, dishwasher, fridge freezer and washing machine. Off the kitchen is the utility room with matching cupboards and uPVC door leading outside.

There are three double bedrooms, two with built in storage and the third with free standing.

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

External

On the front aspect is a laid lawn garden with a path leading to the front door and driveway leading the garage.

On the rear aspect is a well looked area enclosed garden with sun terrace off the rear doors, laid lawn centre and planted shrub borders. Front eh garden is a path leading to a side door in the garage.

The garage comprises of power, lighting and an up and over door.

Property Information

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

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

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 electricity, water and drainage.

Broadband - Standard and superfast are generally available in the area.

Mobile phone coverage -

O2 - you are likely to have limited coverage for voice but not data indoors.

EE/3/Vodafone - you should not expect to receive a signal indoors. 3/Vodafone/O2 - You are likely to receive a signal for voice and data outside.

EE - Expect to receive limited Voice and data signal outdoors

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.

Orchard Way, Mosterton, Beaminster

Approximate Area = 1230 sq ft / 114.2 sq m
 Garage = 148 sq ft / 13.8 sq m
 Total = 1378 sq ft / 128 sq m

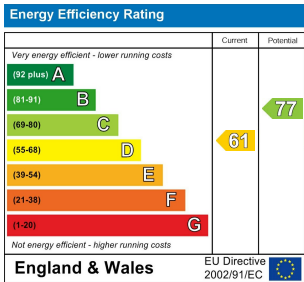
For identification only - Not to scale



GROUND FLOOR

Directions

From Beaminster proceed north on the A3066 passing through the tunnel. Continue into the village of Mosterton passing the village hall on the left-hand side. Pass the shop and follow the road up the hill and the bungalow can be found on the left.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1133396



BEA/3604/MED/13.6.24



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