



6, Hollymoor Close, Beaminster, Dorset

Beautifully presented detached three-bedroom bungalow situated in on out-skirts of Beaminster.

Guide Price
£485,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

6, Hollymoor Close, Beaminster, Dorset, DT8 3NQ

- Detached
- Three double bedrooms
 - Two shower rooms
- Spacious reception room
 - Modern kitchen
 - Impressive gardens
 - Country Views
- Driveway parking and garage
 - Solar Panels

Viewing strictly by appointment
Symonds & Sampson
01308 863100





Situated in the popular cul-de-sac of Hollymoor Close, this immaculate bungalow exudes contemporary charm and comfort. Step inside to discover a sleek, modern kitchen complete with a separate utility room, three generously-sized double bedrooms, and two stylish shower rooms. The expansive reception room invites relaxation, enhanced by a light tunnel that bathes the space in natural light and a cozy wood-burning stove for those chilly evenings. The allure continues outside, where meticulously maintained gardens beckon with a delightful summer house and a charming potting shed, perfect for garden enthusiasts. Ample driveway parking accommodates multiple vehicles, complemented by a single garage for added convenience. Modern uPVC windows, efficient gas central heating and solar panels ensure year-round comfort. This stunning home is a true gem, offering a harmonious blend of luxury and practicality. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Internal

The property is laid out as follows:

There is a practical porch leading into the property taking you into the hallway. Off the hallway are doors leading to all principal rooms and two storage cupboards.

The kitchen is fitted with a variety of cream base and wall units with a straight edge grey worktop over. There is an integrated electric eye level double oven with gas hob and extractor adjacent. Sink inset and doors leading to the utility and dining space. The utility is positioned on the side aspect with modern base units along with plumbing and power for a washing machine and dryer.

There is a large main reception room on the rear aspect with a central light tunnel, wood burning stove, space for a table and chairs to seat 4 and patio doors leading out to the gardens.

There are three great sized double bedrooms each with views over the gardens.

The first of the two shower rooms has a walk-in shower cubicle with an electric shower, vanity unit with wash hand basin and WC.

The main shower room comprises of a white suite with wash hand basin and built in vanity unit, WC, walk in shower and LED mirror with anti-fog function. Non slip floor.

External

On the front aspect is driveway parking for numerous cars and a well-maintained garden comprising of a variety of mature small trees and

shrubs.

On the rear aspect is a beautifully landscaped garden offering a sun terrace off the French doors with a path leading around the side to a sizeable storage shed, potting shed and summerhouse. The garden has been centred with laid lawn and bordered with a variety of shrubs.

From the garden is access to the single garage with power, lighting, and a up and over door.

Services

All mains services are connected. Solar panels on the roof.

Local Authority

Dorset Council - 01305 251010
Council Tax Band 'D'.

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.

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 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).

Directions

From our office drive through the square and just after the Ollerod, turn left into Whitcombe Road. Take the first turning left into East Street and on reaching the modern properties turn first right into Hollymoor Close and number 6 is the first property on the left.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	99
(92 plus) A	95
(81-91) B	
(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/3605/MED/13.6.24

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Hollymoor Close, Beaminster

Approximate Area = 1192 sq ft / 110.7 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1355 sq ft / 125.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1138299



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