



Melstock 28, Windy Ridge, Beaminster, Dorset

A fabulous three bedroom bungalow located in a prime site with easy access to the town and country.
Coming to the market with no onward chain.

Guide Price

£375,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Melstock 28, Windy Ridge,
Beaminster,
Dorset, DT8 3SR**

- Detached bungalow
- Quiet Cul de sac location
 - 3 bedrooms
 - Enclosed rear garden
- Easy access to town facilities and country walks
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01308 863100





Situated in a prime location within the charming town of Beaminster, this attractive bungalow presents an exceptional opportunity. Spanning a generous 1046 sq ft, the property features three well-appointed bedrooms, two of which boast built-in storage, and a wonderfully light and airy sitting/dining room. This inviting reception area offers picturesque views over the beautifully enclosed rear garden. The well-fitted kitchen comes complete with a comprehensive range of wall and floor units, catering to all your culinary and storage needs. Externally, the garden is brimming with mature trees and shrubs, providing a serene and private outdoor space, complemented by a super garage located to the far side. With no onward chain, this delightful bungalow is ready to welcome its new owners. Early viewing is highly recommended to fully appreciate all that this home has to offer

Accommodation

The property is laid out as follows

Entrance door into a porch with a convenient cloakroom located here. Doors lead off to the kitchen and the sitting/dining room. Coat cupboard.

The sitting/dining room is a super reception room with views over the rear garden. The central feature is a elegant marble surround with hearth. Sliding doors open out to a garden terrace. There is space for a dining table and chairs if so required.

The kitchen has been fitted with a modern high gloss kitchen which is fitted with a large range of useful pan drawers topped, all topped with a decorative laminate work surface. Integrated items include an eyelevel oven and grill, electric hob,

extraction hood and fridge freezer. There is space and plumbing for a washing machine and a dishwasher. A door leads out to the side path of the property.

A central hall off the sitting /dining room gives access to the three bedrooms. Two of the bedrooms have a front aspect and one has a rear aspect over the garden. The two double bedrooms have built in double wardrobes. The third bedroom is used presently as a study but is a good sized single.

The family shower room has a modern double curved shower unit with white pedestal basin and WC.

Outside

To the front of the property is a lawned area with a path leading up to the front door and an archway with wrought iron gate leading into the back garden. The rear garden has a terrace off the property which is south facing. The central part of the garden is mostly laid to lawn and edged with mature trees and shrubs.

The separate garage is of generous proportions with an up and over door, pedestrian door to the side. Light and power connected. Eaves storage.

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).

Local Authority

Dorset Council - Tel: 01305 251010

Tax Band E

Services

Mains electricity, water, gas and drainage.

Ofcom.org.uk advises that:

Ultrafast broadband is available.

EE- you should expect to receive a signal for voice and data outdoors.

Vodafone/O2/3 you are likely to receive a signal for voice and limited data outdoors.

Property information

Planning:

There are no current 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.

Windy Ridge, Beaminster

Approximate Area = 863 sq ft / 80.1 sq m
 Garage = 231 sq ft / 21.4 sq m
 Total = 1094 sq ft / 101.5 sq m

For identification only - Not to scale



Directions

From our Beaminster office turn right and continue to the mini roundabout proceeding straight across towards Crewkerne. Turn right into Windy Ridge and proceed up the hill taking the second turning on the left. Number twenty eight will be found on the right-hand side.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (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 | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1141357



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