



30, Meadowside, Mosterton, Beaminster, Dorset

A four-bedroom family home situated in a corner plot overlooking fields, residing in the ever-popular village of Mosterton with its excellent facilities

Guide Price
£375,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

30, Meadowside, Mosterton, Beaminster, Dorset, DT8 3LP

- Detached property
- Spacious accommodation
- Kitchen/Dining Room
 - Enclosed garden
 - Garage and parking
- Facilities within walking distance
 - Country views

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This must see property comes to the market with a great deal to offer. Located in a quiet cul de sac, 30 Meadowside resides in a generous corner plot with parking and a garage. Internally there are two reception rooms as well as a light and airy kitchen/diner overlooking the garden. Upstairs you will find four bedrooms, some with country views. The village offers a range of facilities including a primary school, busy shop and pub plus an active village hall.

Accommodation

The property is laid out as follows

Entrance door into main hall, with stairs rising, modern cloakroom with white basin and W.C.. All doors leading off to principal rooms.

The kitchen dining room is in an L-shape and offers a comfortable space to dine and as well as a modern shaker style kitchen with composite work top over. Integrated items in the kitchen include an electric hob, eye level Neff oven and grill, dishwasher and fridge. There is space and plumbing for a washing machine. A back door opens out to the garden. The room is dual aspect, with garden and country views. The dining area has plenty of space to accommodate a table to sit six - eight.

The sitting room is again dual aspect with a large understairs cupboard

offering useful storage. French doors open out to the adjoining conservatory. This second reception room overlooks the enclosed garden and provides a perfect place to relax or entertain. French doors open out to a garden terrace.

Upstairs there are four bedrooms off the galleried landing where you also find the airing cupboard. The master bedroom is set to the rear of the house and has a wonderful view of the countryside which lies just beyond the garden. There is a second double and two good size singles, one of which is presently used as a study/music room.

Outside

The property has a drive which provides parking for a number of cars and leads up to a single garage with up and over door.

The country garden wraps around the back of the property and is private and enclosed. A paved terrace leads on to a generous lawned area which is edged by colourful borders. You will even find a wildlife pond.

Services

Mains water, electricity and drainage are connected.

Broadband - Standard and superfast are available.

Mobile Phone

Indoor

Voice

EE/02/Vodafone - Limited coverage maybe available.

Three - Do not expect to receive coverage.

Data

Three/02/Vodafone - you should not expect to receive coverage.

EE - Limited coverage maybe available.

Outdoor

Voice

EE/Three/02/Vodafone - You are likely to receive coverage.

Data

EE/02/Vodafone - You are likely to receive coverage.

Three - Limited coverage maybe available.

Local Authority

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band D.

Property Information

There are no current planning permissions in the this postcode that would effect the property which we have been made aware of.

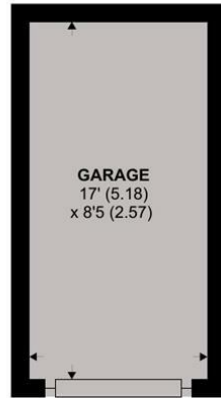
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

Flooding - The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of the area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownership.

Meadside, Mosterton, Beaminster

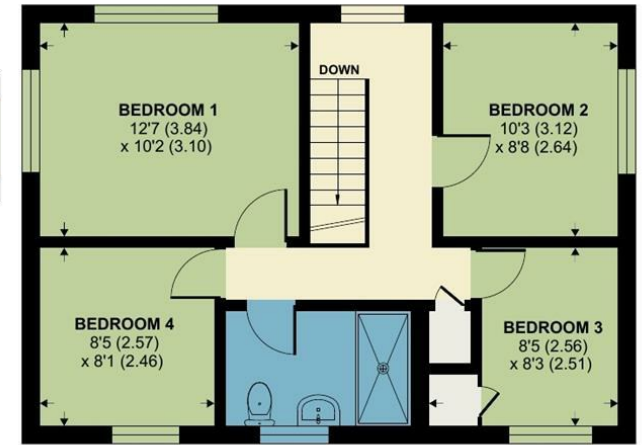
Approximate Area = 1159 sq ft / 107.6 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1304 sq ft / 121 sq m

For identification only - Not to scale



Directions

From Beaminster proceed north on the A3066 passing through the tunnel. and continue into the village of Mosterton. Turn first right signposted the Primary school and Fair Oak Way/Meadside. Continue bearing left and follow the road down into Meadside. Turn right and this property will be found in the corner on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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: 1149032.



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