



16, Fair oak Way, Mosterton, Beaminster, Dorset

An impressive modern end terrace 3 bedroom property with enclosed garden, parking and garage

Guide Price
£275,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**16, Fair oak Way,
Mosterton, Beaminster,
Dorset, DT8 3JQ**

- Contemporary property
- Surprisingly spacious
 - 2 reception rooms
- Generous corner garden plot
 - Garage
- Close to village facilities

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This modern property has been given a contemporary feel by the present owner with rich colour hues running throughout the property. Located in a village setting, it has a modern kitchen and two reception rooms including a sitting/dining room and a conservatory with doors out to the garden. Upstairs you will find 3 bedrooms, two doubles and one single. Throughout the house, there are inspired storage solutions and bespoke items including a batten/black wall and panelling in the master bedroom. Outside there is a raised deck with a pergola over, and the garden wraps around the rear and side of the property, with an open outbuilding presently used as a forge. The garage backs onto the garden for easy access. Oil-fired central heating. Double glazing throughout. Early viewing is strongly recommended.

Accommodation

The property is laid out as follows

A path leads up to the entrance door and into a useful lobby which has a cupboard dedicated to the laundry with space for a tumble drier and storage space above. Moving into the main hall you will find stairs rising to the first floor. Coat and shoe cupboard, door into the sitting/dining room.

The sitting /dining room is a lovely dual aspect room with an attractive bay window to the front and sliding doors to the rear into the conservatory. A wall of the sitting room has a very contemporary batten/black effect running across it. This cleverly disguises an understairs cupboard. The sitting room itself is a comfortable size for a family and the dining area has space to easily accommodate a table to seat 6.

The kitchen comprises of a range of wall and floor units in a soft blue grey in shaker

style with wood effect laminate worktop over. Integrated items include an electric hob over an electric oven. There is space for a fridge freezer and space and plumbing for a washing machine. A useful breakfast bar looks out of the window over the garden.

The conservatory has a solid roof and doors out to the enclosed rear garden. It runs the length of the back of the property. This additional space is perfect for entertaining friends and family.

Upstairs you will find three bedrooms, two doubles and one single and the family bathroom. The principal bedroom has an impressive panelled back wall behind the king size bed painted in a dark hue with complimentary mirrored wardrobes. There are open views to the front towards open countryside.

The family bathroom comprises of a bath with central taps, pedestal basin and toilet.

Outside

There are two parking spaces found at the rear of the property. A single garage with up and over door. Pedestrian door from the garden. The vendor has created a covered workspace adjoining the garage. Presently it is used as a forge but could be adapted to many other purposes. A covered raised deck extends off the rear of the house providing a great space to sit and look over the garden which wraps around the back and side of the property with a rear gate that leads to the parking spaces. The garden includes a graveled area edged with deep flower beds as well as a lawn area to the side.



Location

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 a village shop, inn, church, village hall, a park 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.

Services

Mains water, electricity, and drainage are connected. Oil-fired central heating

Broadband: Standard and superfast are generally available.

Mobile phone coverage

EE/02 - you should expect to receive a signal for voice and data indoors.

Vodafone - you should only expect to receive a signal for voice indoors.

3 - you should not expect to receive a signal for voice or data indoors.

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

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

Property information

Planning:

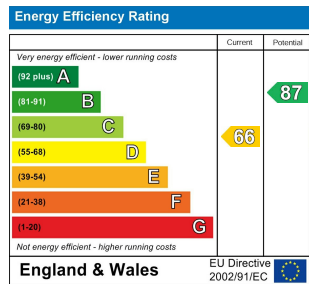
There are no current planning applications that we believe will impact this property.

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.

Local authority
 Dorset Council - 01305 251010
 Council Tax Band: C

Directions
 From our Beaminster proceed north on the A3066 towards Crewkerne. Upon entering the village of Mosterton turn first right into Fair oak Way. Number sixteen will be found in front of you as you drive in. (left side of the entrance to the school).



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Fairoak Way, Mosterton, Beaminster

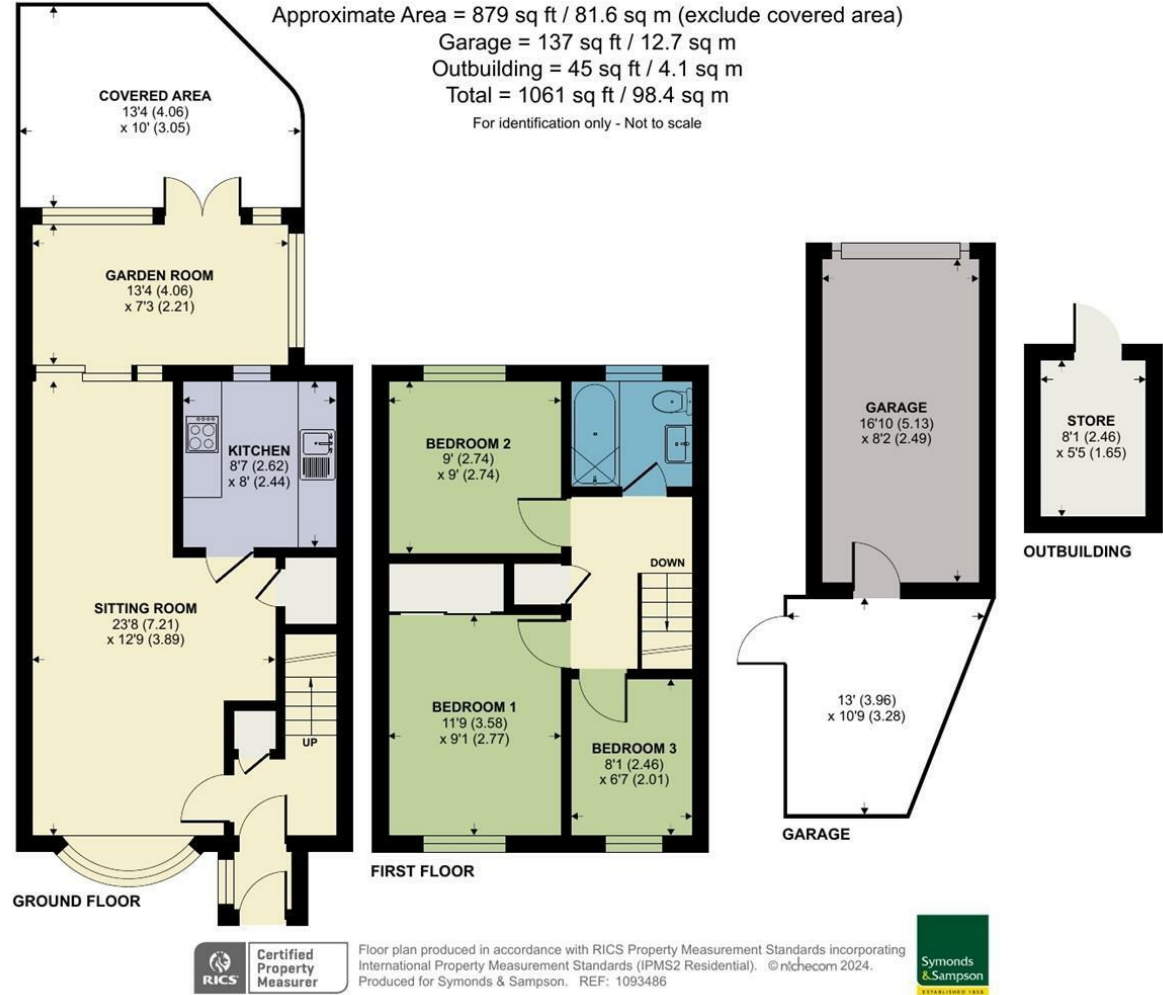
Approximate Area = 879 sq ft / 81.6 sq m (exclude covered area)

Garage = 137 sq ft / 12.7 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1061 sq ft / 98.4 sq m

For identification only - Not to scale



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