



Symonds
& Sampson

1B

St. James, Beaminster, Dorset

1B St. James

Beaminster
Dorset DT8 3PW

Extended three bedroom family home situated on the outskirts of Beaminster with spacious living space, parking, and solar panels.



- Semi-detached
- Three double bedrooms
- Spacious living accommodation
 - Enclosed garden
- Parking for 4 to 5 cars
 - In excellent order
 - Popular location
 - Close to facilities

Guide Price £385,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A Semi-detached rendered modern property which has been extended to create a great family home.

ACCOMODATION

This immaculate three-bedroom home, which offers spacious and modern living. Internally, the property features an extended orangery with an insulated roof, perfect as a year-round reception room. The modern kitchen is equipped with high-specification integrated appliances, providing ample storage and style. Upstairs, the home boasts three generous double bedrooms and a well-appointed family bathroom. The property is equipped with gas central heating, uPVC double glazing, and solar panels on the roof, ensuring energy efficiency and sustainability. This exceptional home blends modern amenities with comfortable living in a prime Beaminster location.

OUTSIDE

The rear aspect includes a sunny, enclosed garden with a lawn and seating area, ideal for relaxation and outdoor activities. Additionally, there is side parking for up to four cars.

SERVICES

All mains services are connected

Broadband - Ultra Fast broadband is available. .

Mobile phone coverage -

EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.

EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

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.

LOCAL AUTHORITY

Dorset Council tax band : C

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, and there are two schools, (primary and secondary). There is also 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). Super-fast broadband is available.

DIRECTIONS

What3words - ///reframe.doghouse.erupts

From Beaminster Square proceed north on the A3066 to the mini roundabout, bear left signposted Broadwindsor and continue passing the shop on your left. Proceed for a short distance and turn in right to St. James just prior to leaving the town. This property will be found on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very Energy Efficient (A+)	92-100		
Very Good (A)	81-91		
Good (B)	69-80		
Satisfactory (C)	55-68	76	78
Needs Improvement (D)	39-54		
Below Average (E)	21-38		
Poor (F)	9-20		
Very Poor (G)	1-8		

England & Wales
EPC Standard
2020/10/01

St. James, Beaminster

Approximate Area = 1073 sq ft / 99.6 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1163792



BEA/3617/MED/24.7.24



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