

2

Back Lane, Broadwindsor, Beaminster, Dorset

2

Back Lane
Broadwindsor
Beaminster
Dorset DT8 3SY

Two-bedroom modern cottage built by C G Fry & Son situated in an elevated position within the heart of Broadwindsor.



- Two double bedrooms
 - Two bathrooms
- Two reception rooms
- Enclosed rear garden
 - Driveway parking
 - Garage
- uPVC double glazing through-out
- Modern oil-fired central heating system
 - No onward chain

Guide Price £330,000

Freehold

Beaminster Sales
01308 863100
beaminster@symondsandsampson.co.uk



DWELLING

Two-bedroom modern cottage built by C G Fry & Son situated in an elevated position within the heart of Broadwindsor.

ACCOMODATION

The downstairs of the property features a spacious hallway with a convenient WC. At the rear, you'll find a modern kitchen/diner equipped with integrated appliances, perfect for cooking and entertaining. Adjacent to the kitchen is a large sitting room with an LPG gas fire, leading to a bright conservatory overlooking the garden. Upstairs, there are two double bedrooms and a well-appointed family bathroom. The main bedroom includes its own en-suite shower room, adding a touch of luxury. This property offers modern amenities and spacious living areas, making it an ideal home for families or those seeking comfort and style.

OUTSIDE

The rear of the property boasts a beautifully maintained, south-facing garden, enriched with an array of mature small trees and shrubs that create a tranquil and picturesque setting. A charming path meanders through the garden, leading to a garage located at the bottom. This garage is well-equipped with a brand-new roller door, providing easy access, as well as power and lighting for convenience. Adjacent to the garage is a driveway, offering a designated

parking space for one car. This combination of garden and garage facilities ensures both aesthetic appeal and practical utility.

SERVICES

Mains water, drainage and electricity are connected.

Broadband - Superfast broadband is available..

Mobile phone coverage -

Vodafone/02- You are likely to have coverage for voice and data indoors.

EE/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.

The Government's flood risk assessment at

<https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there has been no issues for this property with flooding during their or previous ownerships.

SITUATION

Broadwindsor is an active village approximately 3 miles west of Beaminster, 13 miles from Lyme Regis and 6½ miles north of Bridport. Amenities include village hall with a visiting Post Office on Tuesday and Friday mornings, church, primary school, community shop, bakery and an interesting 'craft centre' which has a variety of local studios, hairdressers, nail bar and a restaurant. The village also offers allotments available to residents. The nearest town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

DIRECTIONS

From Beaminster at the mini roundabout bear left signposted Broadwindsor and follow this road into the village. As you descend the hill toward the square the property can be found in an elevated position on the left side.

What3words///squeaks.comedians.storybook



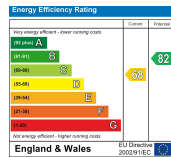
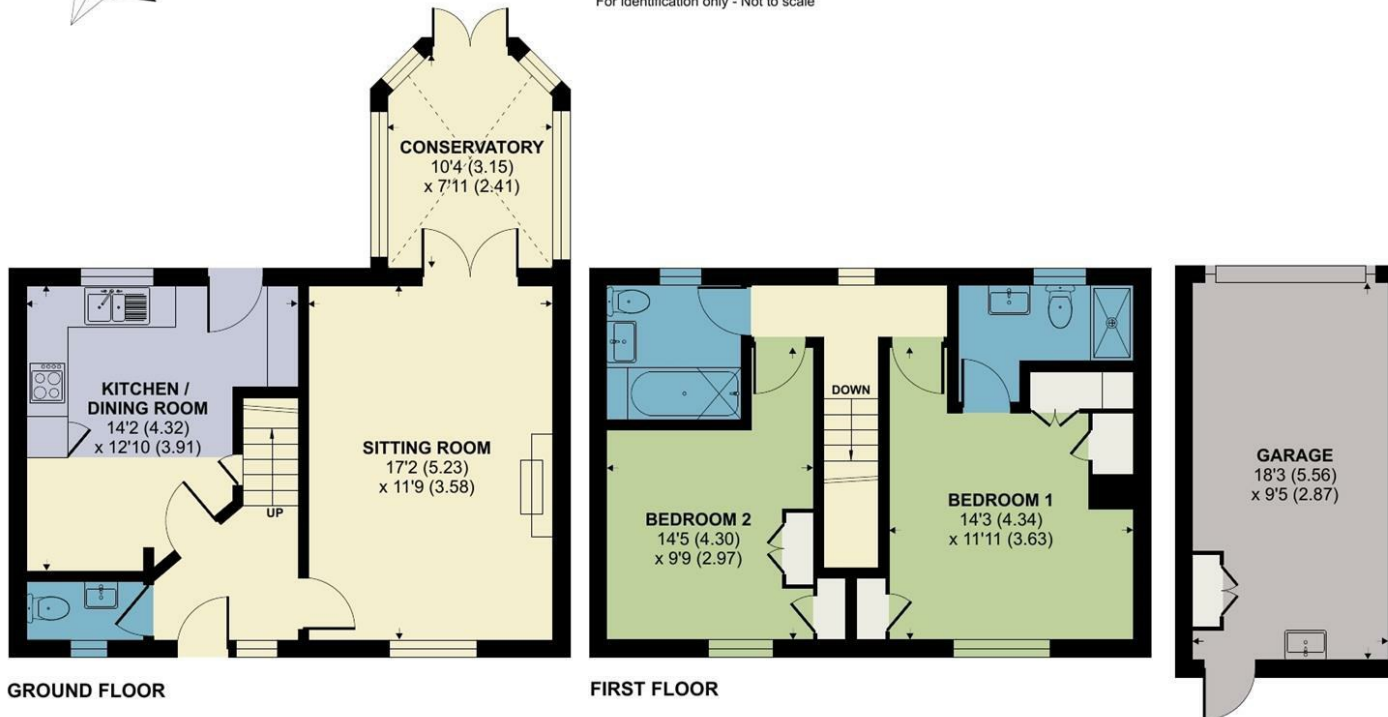
Back Lane, Broadwindsor, Beaminster

Approximate Area = 961 sq ft / 89.2 sq m

Garage = 173 sq ft / 16 sq m

Total = 1134 sq ft / 105.2 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). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1161396



BEA/3623/MED/8.8.24



01308 863100

beaminster@symondsandsampson.co.uk
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT