



## 15, Stoke Water House, Beaminster, Dorset

A charming two-bedroom apartment is situated on the ground floor of Stoke Water House, a picturesque rural location just outside the town of Beaminster.

Guide Price

**£160,000**

Leasehold - Share of Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## 15, Stoke Water House, Beaminster, Dorset, DT8 3LW

- Ground floor
- 2 double bedrooms
- Large reception room
- Modern bathroom
  - Garage
- Use of communal gardens
  - Chain Free
- Service Charge £249 per month
  - Ground Rent £0
- Leasehold 976 years remaining

Viewing strictly by appointment through  
Symonds & Sampson Beaminster Sales Office  
on 01308 863100







This generously proportioned ground floor apartment is available for sale with no onward chain. The front aspect features a spacious kitchen, while the rear boasts a large sitting room and two double bedrooms. Situated within a complex comprising converted apartments and single-story buildings, the property is surrounded by picturesque communal gardens. Additionally, a garage is conveniently located in a nearby block. The apartment is equipped with double glazing and LPG central heating from a central system. Early viewing is highly recommended.

#### Accommodation

The property is laid out as follows:

Leading into the property is a uPVC door taking you into a sizeable front porch. Off the porch is the hallway with doors leading to all principal rooms.

The kitchen is the first room on the left, comprises of a

variety of base and wall units with a light-coloured worktop over. There is an integrated eye level single oven with space under counter for a washing machine and tall fridge freezer. Room for a table and chairs to seat four. Door leading into the sitting room.

The sitting room is a sizeable dual aspect room with carpeted flooring, fireplace and further door into hallway.

The main bedroom is the first on the left with dual aspect windows, carpeted flooring and a radiator.

The second bedroom is also a double with carpeted flooring, window to the front and radiator.

There is a modern family shower room with glazed walk in shower cubicle, wash hand basin with built in vanity unit and WC.

#### Outside

Outside are beautiful communal gardens. The property benefits from a garage to be found in a block close by.

#### 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. Super-fast broadband is available. 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).

## Services

Mains water, electricity and drainage are connected.

## Local Authority

Dorset Council [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band C.

## Property charges

Service charge payable to Stoke Water House Ltd of £249.00 per month.

Ground rent £0

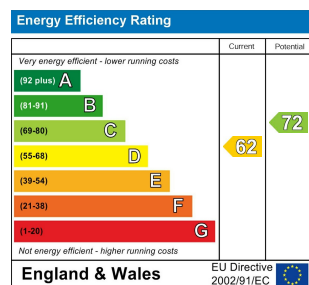
## Lease details

Leasehold 976 years remaining.



## Directions

From Beaminster proceed west along Hogshill Street to the mini roundabout and bear left signposted Broadwindsor. Continue just past the shop and turn left into Stoke Road. Continue and Stoke Water House will be found on your right-hand side. Turn in and park in the visitors parking and this property will be found towards the back of the building.



ME/3563/30.11.23 amended 27.8.24, 19.9.24, 9.5.25

## Stoke Water House, Beaminster

Approximate Area = 1282 sq ft / 120 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). © nichecom 2023. Produced for Symonds & Sampson. REF: 1062036



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