



Symonds
& Sampson

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St. James, Beaminster, Dorset

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St. James
Beaminster
Dorset DT8 3PW

A modern 2 bedroom property with garden and parking
residing in a popular location in Beaminster.



- Modern
- Two bedrooms
- Enclosed garden
- Parking for two cars
 - Prime location
- Easy access town and country
 - No onward chain

Guide Price £210,000

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

Ideal for a first time buyer, this 2 bed property is situated in a prime location. The accommodation flows seamlessly through the downstairs and upstairs is light and airy. The rear garden is enclosed and has storage. With parking to the front. There is no onward chain with this property

ACCOMMODATION

Welcome to your perfect home! Enter through the porch into a spacious sitting room with open layout, stairs, and handy under-stair storage. The kitchen/breakfast room at the rear offers modern wall and floor units, inset sink, and space for a washing machine. Integrated appliances include a gas hob and electric oven, with the gas boiler located here, and a door leading to the garden. Upstairs, find two bedrooms: a large double with built-in storage and a cozy single at the rear. The family bathroom features a bath, basin, and W.C. This home blends comfort and practicality beautifully!

OUTSIDE

At the front is a lawned area with a mature tree and parking for two cars. The rear features an enclosed garden with a large paved terrace for entertaining, plus low-maintenance gravel and two spacious storage sheds.

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. There is also an annual music festival. The surrounding countryside and superb Jurassic 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 a main line railway service to London (Waterloo).

DIRECTIONS

What3words - splits.good.hydrat

SERVICES

Mains water, electricity and drainage are connected,.

Standard, superfast and ultrafast broadband are available.

Mobile phone

Indoor - Voice

EE/Three/02/Vodafone - coverage is limited.

Indoor - Data

EE/Three/02 - coverage is limited

Vodafone - you are not likely to receive coverage.

Outdoor

Voice and data

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

MATERIAL INFORMATION

There are no current planning permissions in this postcode that would effect 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 advisor or call the office if you would like to discuss prior to booking a viewing.

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band A.



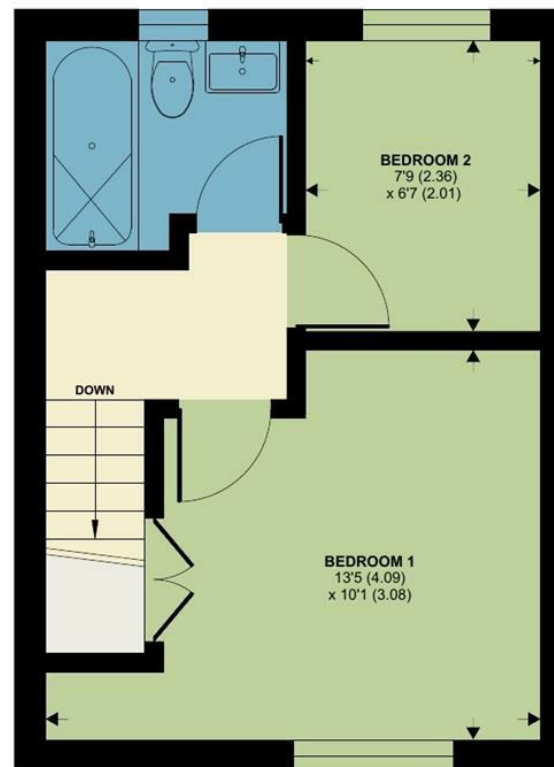
St. James, Beaminster

Approximate Area = 517 sq ft / 48 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
A	B
71	88
B	C
C	D
D	E
E	F
F	G
England & Wales	
EU Directive 2002/91/EC	



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1191010



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