



Flat 1 , 12, Prout Bridge, Beaminster, Dorset

A beautifully presented 2 bedroom apartment offering generous accommodation with an enclosed garden perfectly situated in Beaminster

Guide Price

£200,000

Leasehold - Share of Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Flat 1 , 12, Prout Bridge, Beaminster, Dorset DT8 3AY

- Unlisted period property
- Good condition throughout
- Attractive period features
 - Light and airy rooms
- Very spacious accommodation
 - Central location
 - New 999 Year Lease
 - Peppercorn Ground Rent

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This two bed apartment with its high ceilings and period features would make an elegant home for anyone. Unlisted and with the benefit of modern double glazing the versatile property offers spacious accommodation with two double bedrooms, a kitchen/breakfast room and a sitting room with doors out to an enclosed garden. Located in the centre of town, it is within easy walking distance of all the wonderful facilities Beaminster has to offer. This property comes with no onward chain. Early viewing is strongly recommended

Accommodation

The property is laid out as follows:

Entrance door into the main building with solid oak door into the apartment. This door opens into the central lobby with all doors leading off. All doors have original architrave and some of the rooms boast picture rails and plaster work around the ceiling.

This lobby flows on into the kitchen/breakfast room. Here you will find a range of base and wall shaker style units in bright white and topped with a rich dark wood laminate. Integrated items include a gas hob, gas oven and extraction fan. There is space and plumbing for a washing machine and for a fridge. This room has a rear aspect overlooking the garden.

The vendor presently uses the 2nd bedroom as the sitting room. This wonderfully light room has a deep bay with French doors opening out to a raised deck and the enclosed garden. A decorative wooden fire surround with contemporary electric fire

is the central feature of this room. With original built-in storage.

Presently the original sitting room is used as a formal dining room/ 2nd bedroom. It is an elegant room with a stunning decorative fire surround of marble then ornate tiles and cast iron fireplace. Other period features include a picture rail running around the walls and double sash windows to the front.

The principal bedroom is a very generous space with plenty of room for a king-size bed and plenty of storage. It has a feature electric modern fire.

Outside

French doors open out to the enclosed garden. There is a raised deck using a modern composite plank giving it much more longevity. It is the perfect place to enjoy a glass of wine in the evening. The deck steps down into the garden where there is a lawned area and a gravel garden.

Location

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).

Local Authority

Dorset Council - Tel: 01305 251010

Services

Mains electricity, water, gas and drainage.

Ofcom.org.uk advises that:

Ultrafast broadband is available.

Mobile signal is available from all four major providers outdoors and indoors.

Property information

Flooding – 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 have been no issues for this property with flooding during their or previous ownerships.

Planning - There are no planning application in a vicinity of the property which to our knowledge will effect the property.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

Broadband - Superfast broadband is available. All four major networks offer indoor and outdoor mobile service

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Agent notes

Details of the lease and the freehold will be confirmed by solicitors through the conveyancing process.



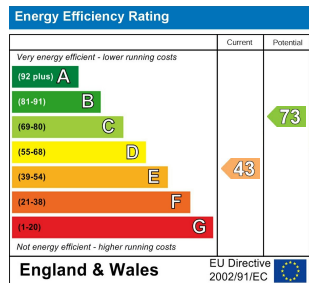
Prout Bridge, Beaminster

Approximate Area = 860 sq ft / 79.8 sq m

For identification only - Not to scale

Directions

From Beaminster Square proceed down the hill towards Bridport, this property will be found on the right-hand side just before the Ollerod Hotel on the left.



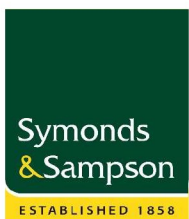
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1129784



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