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School House Close, Beaminster, Dorset

7

School House Close Beaminster Dorset DT8 3AH

A highly desirable property situated in one of the best location in town, offering quality accommodation throughout.



- Semi detached
- 3 bedrooms
- Enclosed garden
 - Garage
- Prime location
- Easy walk to excelent facilities
- No onward chain

Offers In Excess Of £440,000
Freehold

Private Treaty

Beaminster Sales
01308 863100
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DWELLING

This property, built by C G Fry and Son, is a quality home offering impressive accommodation in a prime position in Beaminster. In good order throughout, you will find many contemporary touches including two modern bathrooms and a well presented kitchen as well as a glass box conservatory overlooking the private walled garden. There is the bonus of a garage. All local facilities are within easy walking distance. This property comes to the market with no onward chain.

ACCOMMODATION

This property offers spacious accommodation across two floors. Internally the space is light with high ceilings and beautiful sash windows giving it a Georgian feel. The front reception room has the central feature of a decorative fire surround with gas fire, cosy for winter evenings, whilst the even more generous rear reception room has a vaulted ceiling with velux windows and multipaned french doors out to the garden. The kitchen is a classic shaker style with contemporary curved units. Integrated items include an electric hob, eye level double oven and extractor hood. Adjoining this room is a well fitted utility. Finally downstairs is a glass box conservatory, a lovely place for a sunny breakfast. Upstairs are three bedrooms, two double and a single which could make a great study. The impressive principle bedroom has excellent built in storage as well as a stylish en-suite. The family bathroom is beautifully fitted with a chic design similar to that of the en-suite.

OUTSIDE

The front of the property is of a classic design with low wall topped

with wrought iron railings. Short path to front door. To the rear, a paved terrace leads off the back of the property to a gravel garden dotted with mature shrubs and decorative trees. Pedestrian door to garage.

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 - king.sofas.debt

From our Beaminster office cross over Hogshill Street and proceed towards the mini roundabout.

School House Close will be found on the left-hand side and this property is also on the left.

SERVICES

All mains services are connected.

Broadband - Standard and Superfast are available

Mobile Phone

Indoor voice

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

O2 - you are likely to receive coverage.

Indoor data

EE/Three/Vodafone/O2 - you are likely to receive limited coverage.

Outdoor

Voice and data

EE/Three/O2/Vodafone - you are likely to receive coverage.

checker.ofcom.org.uk

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band E.

MATERIAL INFORMATION

Flooding - the Governments' 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. High risk for surface water. Medium risk for rivers and sea.

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.



School House Close, Beaminster

Approximate Area = 1275 sq ft / 118.4 sq m

Garage = 195 sq ft / 18.1 sq m

Total = 1470 sq ft / 136.5 sq m

For identification only - Not to scale

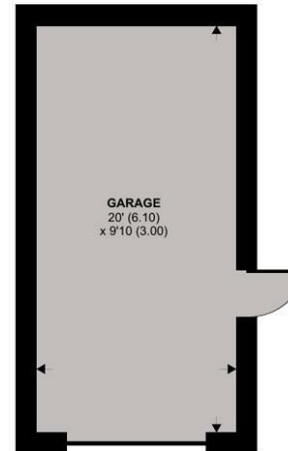
Energy Efficiency Rating		Current	Potential
100-120 kWh/m ² per year (A+++)	A		
81-100 kWh/m ² per year (A++)	B		
61-80 kWh/m ² per year (A+)	C		
41-60 kWh/m ² per year (A)	D		
21-40 kWh/m ² per year (B)	E		
1-20 kWh/m ² per year (C)	F		
1-20 kWh/m ² per year (D)	G		
Not energy efficient - higher heating costs			
England & Wales			
EU Directive 2002/91/EC			



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntichecom 2024. Produced for Symonds & Sampson. REF: 1195089



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