

01308 863100
Symonds & Sampson Ltd
FOR SALE

31

Hogshill Street, Beaminster, Dorset

31

Hogshill Street
Beaminster
Dorset DT8 3AG

Two-bedroom character property positioned in the heart of Beaminster, with no onward chain.



- Two double bedrooms
- Spacious living room
- Enclosed rear courtyard garden
- Open fronted garage
- Gas central heating
- Central Location
- Huge potential

Guide Price £250,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This two-bedroom end terrace house, once part of a school, is a true gem in the heart of Beaminster town. With its characterful features and convenient location, this property offers huge potential as a perfect blend of history and modern living. Don't miss this opportunity to own a piece of local heritage while enjoying a comfortable and vibrant lifestyle in this charming town.

ACCOMMODATION

The property is laid out as follows:

Leading into the property is a wooden character door taking you into the hallway with doors leading to all principal room.

Kitchen is fitted with cream wall and floor units with a roll edge laminate wooden worktop over. There are spaces under counter for a free-standing cooker, washing machine and a tall fridge freezer. There is wooden Laminate flooring.

On the rear aspect is a sizeable living area with matching laminate flooring, space for a table and chairs to seat four and French doors opening into the courtyard.

Upstairs are two spacious double bedrooms both with carpeted flooring and uPVC double glazing.

In between the two bedrooms is a bathroom suite comprising of a wash hand basin, WC, bath with shower over and tiled flooring.

OUTSIDE

On the front aspect is a low maintenance garden with laid gravel.

On the rear aspect is a low maintenance courtyard bordered by a variety of shrubs and centred by a sun terrace.

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 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

All mains services are connected.

Standard, superfast and ultrafast broadband are available.

Mobile phone
Indoor - Voice

EE/Three/Vodafone - coverage is limited.

O2 - you are likely to receive coverage.

Indoor - Data

EE/Three/O2/Vodafone - coverage is limited

Outdoor

Voice and date

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

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band D.

MATERIAL INFORMATION

There are no current planning permissions within 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.

Next door has a Flying Freehold over the Carport.

DIRECTIONS

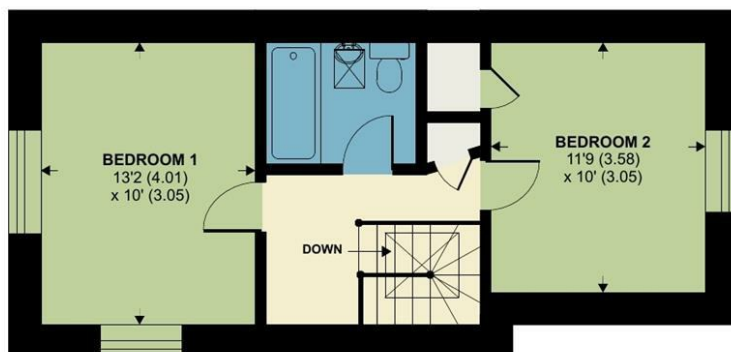
What3words: ///celebrate.flash.librarian



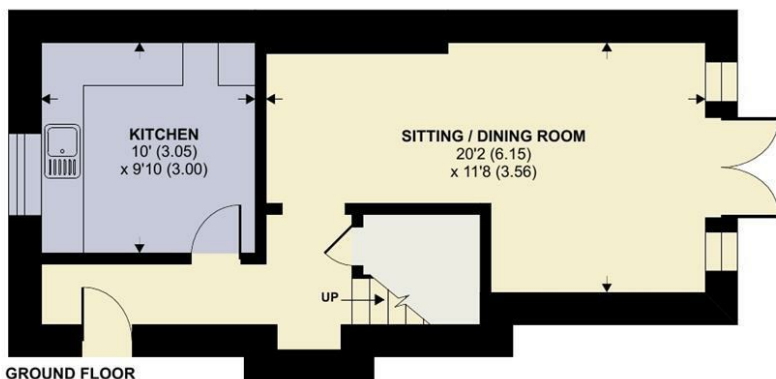
Hoghill Street, Beaminster

Approximate Area = 787 sq ft / 73.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 994597



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BEA3680/JL/14.2.25 - 23.5.25



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www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hoghill Street,
Beaminster, Dorset DT8 3AA



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