



WOS 20, 22 & 24
CLAY LANE

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Clay Lane, Beaminster, Dorset

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Clay Lane
Beaminster
Dorset DT8 3BU

Modern one bedroom bungalow situated within walking distance of the town centre. This ex-local authority property subject to a 157 agreement, has much to offer including no onward chain.



- One bedroom bungalow
- Open plan living space
 - Modern kitchen
 - Wet room
- Spacious double bedroom
 - Built in storage
- Communal gardens
- Subject to Section 157 of the housing act 1985
 - No onward chain

Guide Price £170,000

Freehold

Beaminster Sales
01308 863100
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DWELLING

Modern one bedroom bungalow situated within walking distance of the town centre. This ex-local authority property offers a lot from its open planning kitchen living space to its double bedroom with fitted storage and shower room adjacent. No onward chain. Subject to a 157 local housing agreement.

INTERNAL

Leading inside is a uPVC door taking into the hallway with doorways to all principal rooms. The first on the right is the open plan kitchen/ living area. Fitted throughout is a smart LVT flooring. There are a variety of modern white base and wall units with a speckled grey worktop over. There are spaces for a undercounter washing machine, fridge and cooker. The living area comes with an electric fire and views over the front. There is a spacious double bedroom with built in wardrobes and cupboard housing the gas boiler. The shower room comes with a WC, wash hand basin, shower and radiator.

EXTERNAL

There are communal garden surrounding the property.

SERVICES

Services: All mains connected

Local Authority Dorset Council - 01305 251010 Council Tax Band B.

Broadband - Ultra Fast broadband is available. .

Mobile phone coverage -
EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.
EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will affect 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 adviser or call the office if you would like to discuss prior to making a viewing.

Agents Note - The property is subject to the Section 157 of the Housing Act 1985 requirement, which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who live full time or work in these counties. Enquiries should be

made of your solicitors and/or Magna Housing Association (Tel: 01305 216153) or contactus@magna.org.uk before offering on this property.

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).

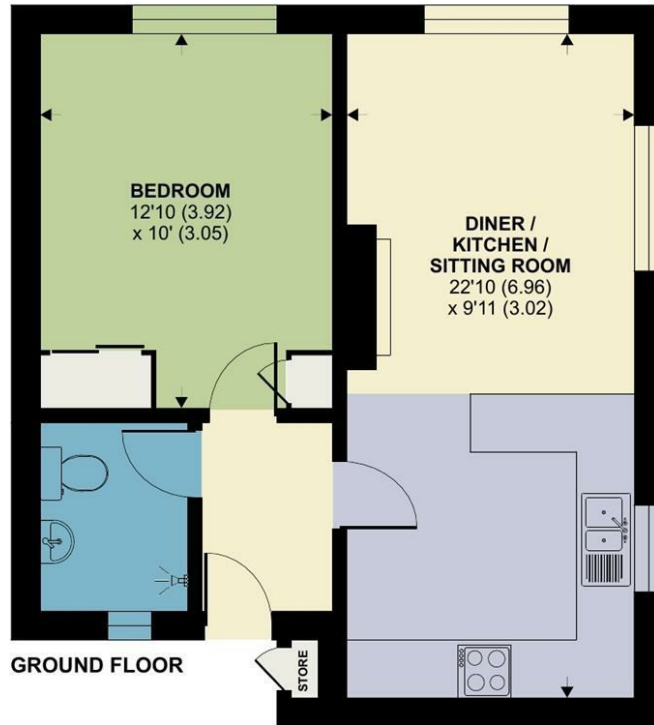




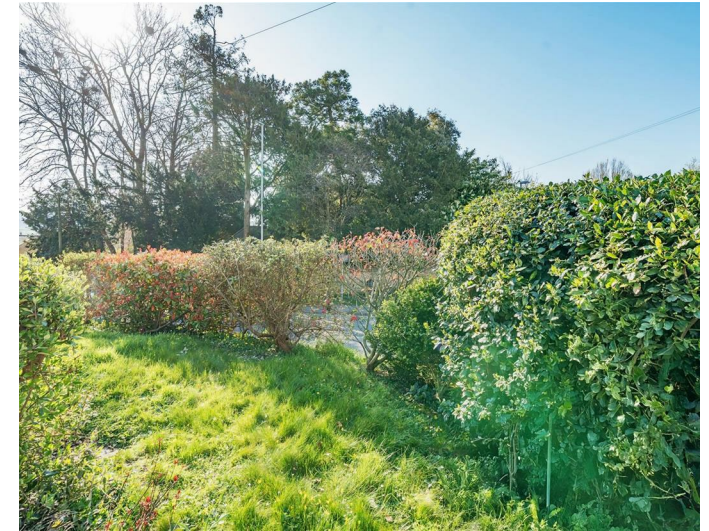
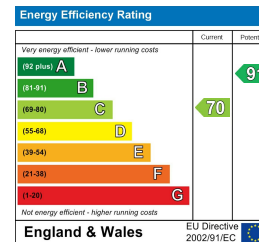
Clay Lane, Beaminster

Approximate Area = 438 sq ft / 40.6 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1272154



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