



Symonds  
& Sampson

33

St. James, Beaminster, Dorset,



# 33

St. James  
Beaminster  
Dorset  
DT8 3PW

A well-presented two-bedroom home situated in the tucked-away cul-de-sac of St James, on the outskirts of Beaminster.



- Semi-detached
- Two bedrooms
- Spacious reception room
- Large Enclosed Rear Garden
- Single Garage and Off Road Parking
- Situated On The Outskirts Of Beaminster
- No onward chain

Guide Price **£225,000**

Freehold

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## DWELLING

A well-presented two-bedroom home located in the quiet cul-de-sac of St James, on the outskirts of Beaminster. The property boasts two double bedrooms, a spacious reception room, and a kitchen/diner. A key highlight of this home is its generously sized rear garden, complemented by a garage and driveway parking.

## INTERNAL

Leading into the property is a uPVC door opening into the porch, with further doors leading into the sitting room. The sitting room is a spacious area located at the front of the property, featuring carpeted flooring, stairs ascending to the first floor, and a door providing access to the kitchen.

The kitchen comprises wooden base and wall units, topped with a dark grey speckled roll-edge worktop. It includes an integrated electric double oven and offers space for a washing machine and a tall fridge-freezer. There is also room to accommodate a table and chairs to seat four, alongside a wall-mounted gas boiler. From the kitchen, a uPVC double door leads into the garden.

Upstairs, there are two double bedrooms, both with carpeted flooring. The family bathroom is equipped with a wash hand basin, WC, and walk in shower.

## EXTERNAL

At the front of the property is an open-plan garden area, featuring a lawn and mature shrub borders.

The rear garden is generously sized, with a patio and steps leading down to a lawn area adorned with flower borders and a garden shed.

To the side of the property is a single garage, equipped with power and lighting. In front of the garage, there is off-road parking space for approximately two cars.

## SERVICES

Mains electric, gas, water and drainage.

Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
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.

## 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).

## DIRECTIONS

What3words ///snowmen.bearable.ahead







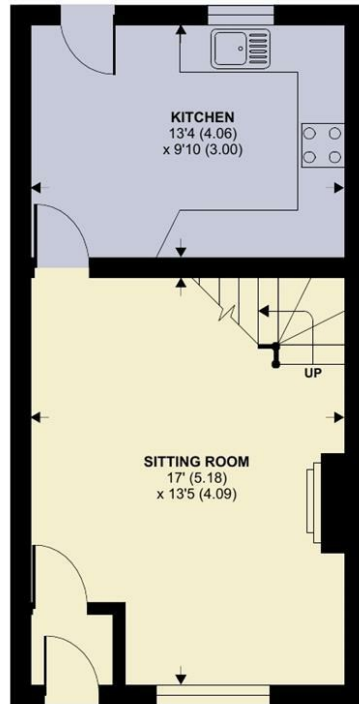
## St. James, Beaminster

Approximate Area = 694 sq ft / 64.5 sq m

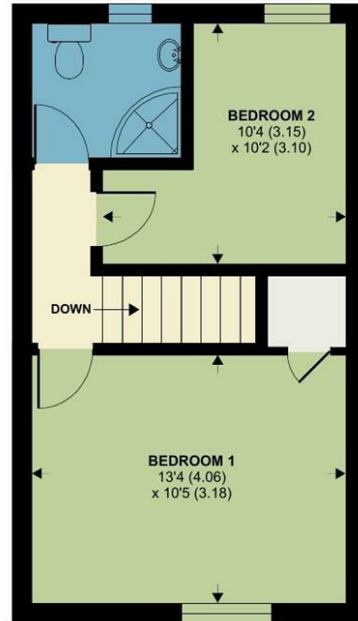
Garage = 153 sq ft / 14.2 sq m

Total = 848 sq ft / 78.8 sq m

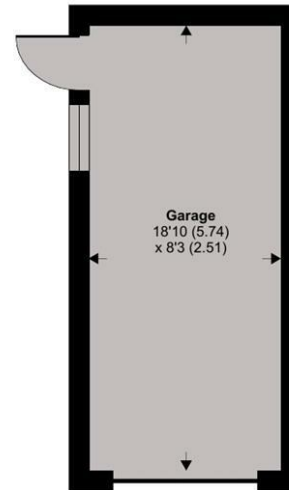
For identification only - Not to scale



GROUND FLOOR



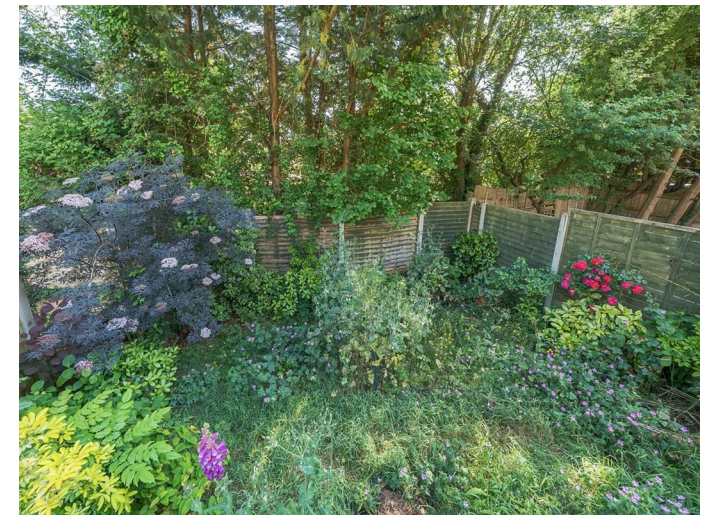
FIRST FLOOR



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: 1302915



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 87        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 71      | 87        |
| EU Directive 2002/91/EC                     |         |           |



BEA/3729/MED/4.6.25



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