

8

Myrtle Close, Beaminster, Dorset

8

Myrtle Close Beaminster Dorset DT8 3BW

Spacious three bedroom detached family home within walking distance of the town centre.



- Detached
- Spacious accommodation
 - Three bedrooms
- Dual aspect sitting room
- Sizeable conservatory
 - Modern kitchen
- Contemporary bathroom
- Landscaped rear garden
 - Garage
- Driveway parking

Guide Price **£360,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A spacious three bedroom detached family home conveniently situated within walking distance of the town centre. This well-presented home offers a spacious and modern layout, featuring a bright kitchen with ample storage and space for appliances, a stylish conservatory leading to the rear garden, and a dual-aspect lounge/diner with a feature fireplace. Upstairs are three double bedrooms, including a main bedroom with built-in wardrobes, and a contemporary family bathroom. Outside, the property benefits from off-road parking, a landscaped rear garden, and a garage located in a nearby block.

INTERNAL

Leading from the hallway is a partially glazed uPVC door, providing access to all principal rooms as well as stairs to the upper floor. The first room on the left is a modern kitchen, fitted with a range of white base and wall units complemented by a wood-effect roll-edge worktop. There is space for a freestanding cooker, washing machine, dishwasher, tumble dryer, and tall fridge freezer. From the kitchen, French doors open into the conservatory, which has been upgraded by the current owners to create a bright and spacious reception room. Further French doors from the conservatory lead out to the rear garden. At the end of the hallway is a generously sized dual-aspect lounge/diner, featuring a statement fireplace and attractive laminate flooring.

Upstairs, there are three double bedrooms. The main bedroom includes two built-in double wardrobes and enjoys views over the rear garden.

The modern family bathroom is fitted with a bath and shower over, WC, wash hand basin, and a heated towel rail.

EXTERNAL

To the front of the property, a gravel driveway provides off-road parking for two vehicles.

The rear garden is beautifully landscaped, featuring a central lawn, well-stocked flowerbed borders, and a side access path leading to the front of the property.

A short distance away, there is a garage located in a nearby block, complete with an up-and-over door.

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 - stunts.churn.dictation

SERVCIES

All mains services are connected

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.

LOCAL AUTHORITY

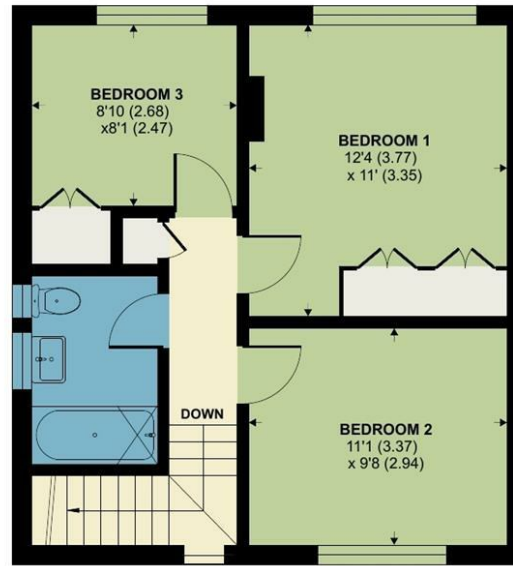
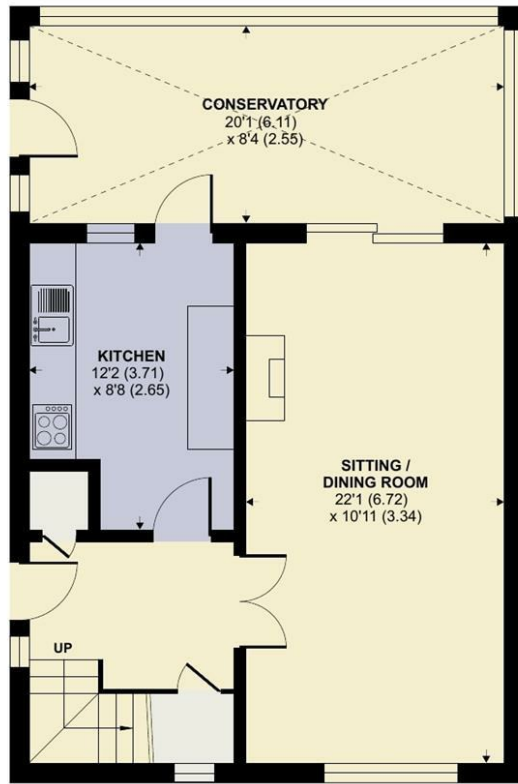
Dorset Council - <https://www.dorsetcouncil.gov.uk>
Council Tax Band D.



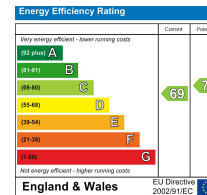
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Approximate Area = 1073 sq ft / 99.6 sq m

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: 1316006



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