



30

Fairoak Way, Mosterton, Beaminster, Dorset

# 30

Fairoak Way  
Mosterton  
Beaminster  
Dorset DT8 3JQ

Two-bedroom semi-detached bungalow located in the heart of Mosterton, featuring a spacious garden, modern kitchen, and solar panels.



- Large reception room
  - Two bedrooms
- Modern kitchen and bathroom
  - Sizeable garden
- Convenient for primary school
  - Garage
  - Solar panels
  - Village location

Guide Price **£250,000**

Freehold

Beaminster Sales  
01308 863100

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



## DWELLING

A peaceful semi-detached bungalow set within the quiet residential cul-de-sac of Fair Oak Way. The property offers a spacious sitting room, modern kitchen and bathroom, and two bedrooms. To the rear is a generous garden, complemented by a single adjacent garage.

## INTERNAL

The property is entered via a partially glazed uPVC door, opening into a welcoming hallway with access to all principal rooms. The kitchen is fitted with dark blue base and wall units, complemented by a wooden roll-edge worktop. Opposite the kitchen lies the spacious sitting room, featuring laminate flooring and sliding doors leading to the rear garden. Across the hall is the main bedroom, complete with carpeted flooring and a large wardrobe. The second bedroom is also generously sized and overlooks the front aspect. Completing the accommodation is a modern bathroom suite, finished in white, with a WC, bath with shower over, and wash hand basin.

## EXTERNAL

To the front of the property is a lawned garden with a pathway leading to the front door and a side gate providing access to the rear. The rear garden is generously sized, featuring a sun terrace directly outside the property and a large lawn beyond. To the right-hand side, a pathway leads to a single garage.

## SERVICES

Mains water, electricity and drainage are connected.

Oil central heating.

Broadband - Standard and superfast are available.

Mobile Phone

Indoor

Voice

EE/02/Vodafone - Limited coverage maybe available.

Three - Do not expect to receive coverage.

Data

Three/02/Vodafone - you should not expect to receive coverage.

EE - Limited coverage maybe available.

Outdoor

Voice

EE/Three/02/Vodafone - You are likely to receive coverage.

Data

EE/02/Vodafone - You are likely to receive coverage.

Three - Limited coverage maybe available.

## LOCAL AUTHORITY

Dorset Council tax band : C

## MATERIAL INFORMATION

There are no current planning permissions in the this postcode that would effect the property which we have been made aware of.

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.

## DIRECTIONS

What3words ///hips.pokes.rocky

## SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter - Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.





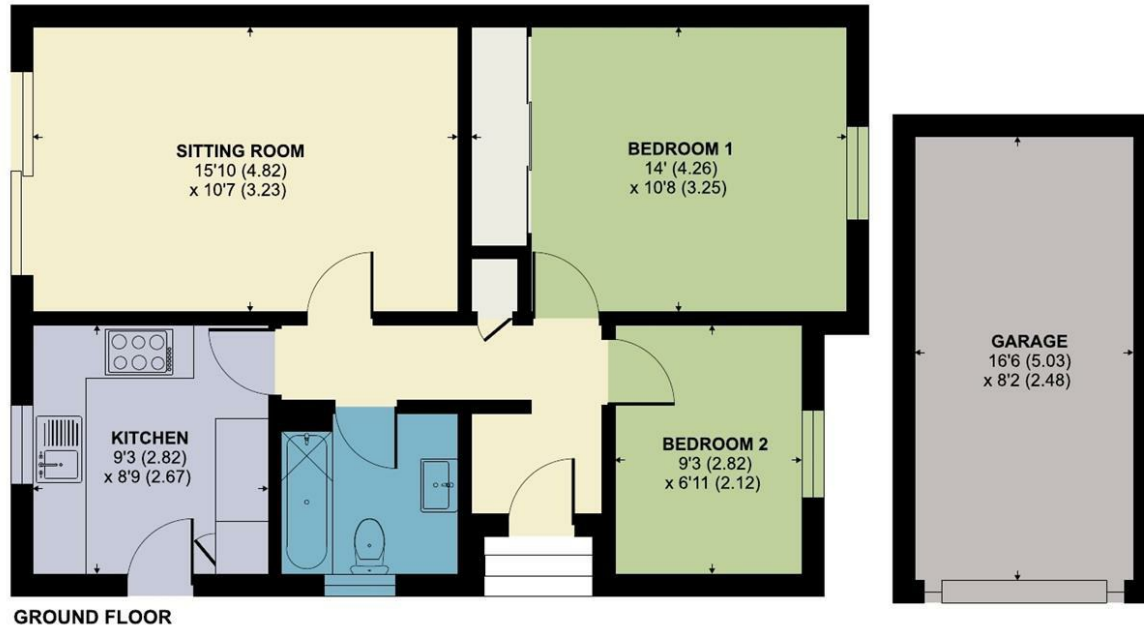
## Fairoak Way, Mosterton, Beaminster

Approximate Area = 587 sq ft / 54.5 sq m

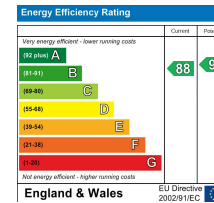
Garage = 134 sq ft / 12.4 sq m

Total = 721 sq ft / 66.9 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: 1356398



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