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Fairoak Way, Mosterton, Beaminster, Dorset

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Fairoak Way
Mosterton
Beaminster
Dorset DT8 3JQ

An impressive modern family property with no onward chain located in a village.



- End terrace
- 3 bedrooms
- Open plan living
- Modern kitchen
- Modern bathroom
- Productive garden
 - Garage
- No onward chain

Guide Price **£275,000**

Freehold

Private Treaty

Beaminster Sales
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INTRODUCTION

Located in a village with excellent facilities this contemporary property offers open plan living downstairs with an enclosed garden and super garden room to the rear. Upstairs there are three bedrooms, perfect for a family. Garaging and parking can be found in a block very close by.

DWELLING

Opening the door into this property you will discover a surprisingly light and modern home. The vendors have removed the internal walls to create a super open plan living space with underfloor heating throughout. Painted in a muted palette the spaces blend perfectly with the main seating area to the front with the dining area to the rear and French doors which open out to the garden. The contemporary kitchen has a range of high gloss wall and floor units topped in a complimentary grey worksurface. Integrated items include a eyelevel double oven and induction hob with space for a fridge freezer, washing machine and dishwasher which will be included in the sale as well as the television. Moving upstairs there are three good size bedrooms, two doubles and a single. The stylish bathroom comes with a bath, overhead rainfall shower, basin and W.C.

OUTSIDE

To the front is a gravel garden with path leading up to the front door. To the rear is a low maintenance enclosed garden with a number of very productive raised beds and sunny seating areas. Beyond is a sizable garden room which would be great for entertaining on rainy days or crafting if so desired. Beyond is a single garage in a block and a single parking space.

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.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
Tax Band - C

SERVICES

Mains electricity, water and drainage.
LPG Heating

Broadband - Standard and superfast are generally available in the area.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc>

Mobile Phone coverage

There is mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

MATERIAL INFORMATION

At the time of launching the property to the market:

No rights associated with the property have negatively effected the vendors during their ownership.

There is no planning which will effect the property that we are aware of. <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning>

The flood risk is very low. <https://check-long-term-flood-risk.service.gov.uk/risk>

DIRECTIONS

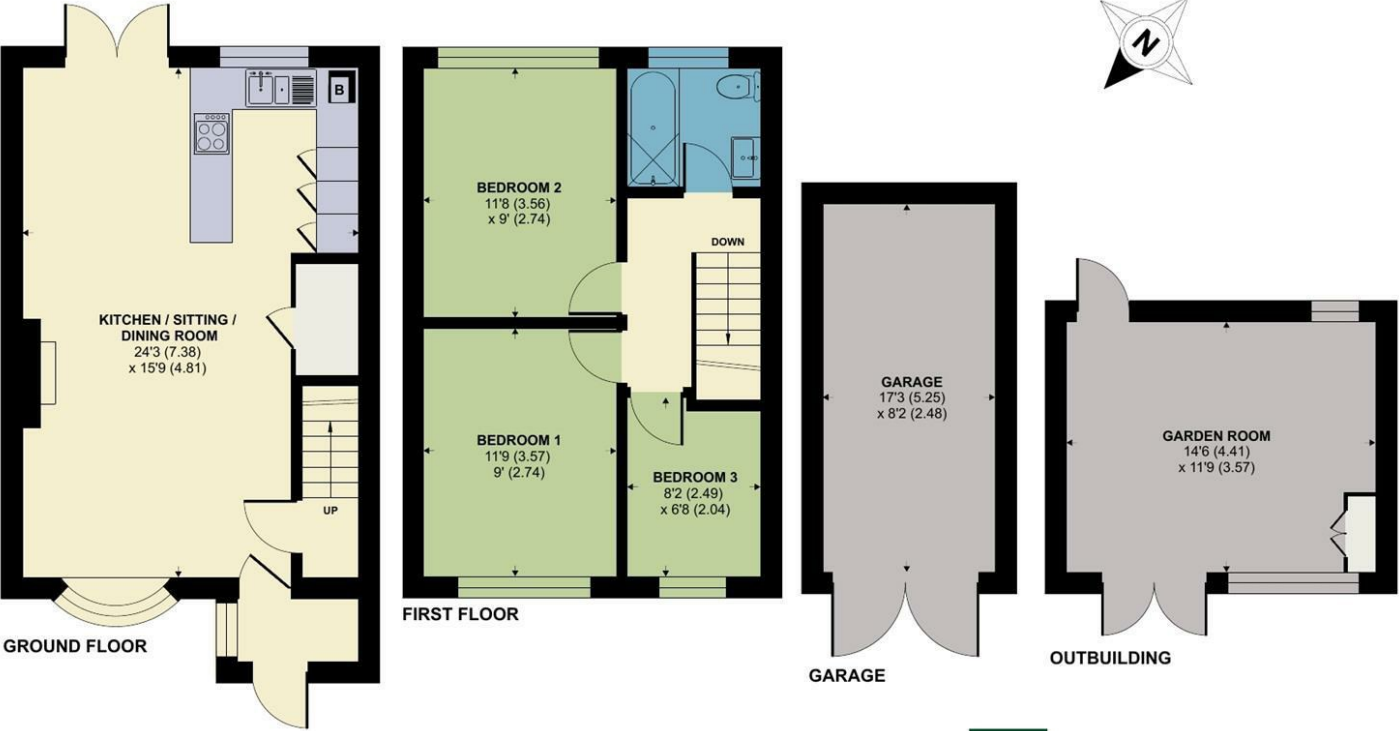
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Energy Efficiency Rating		
Environment	Energy	Water
Very energy efficient - lower running costs		
A++ (92-100)	A (87-92)	A (92-100)
A+ (89-91)	B (83-86)	B (89-91)
A (86-88)	C (79-82)	C (86-88)
B+ (83-85)	D (75-78)	D (83-85)
B (80-82)	E (71-74)	E (80-82)
C+ (77-79)	F (67-70)	F (77-79)
C (74-76)	G (63-66)	G (74-76)
Not energy efficient - higher running costs		
D+ (71-73)		
D (68-70)		
E+ (65-67)		
E (62-64)		
F+ (59-61)		
F (56-58)		
G+ (53-55)		
G (50-52)		
England & Wales		
EU Directive 2010/31/EU		

Fairoak Way, Mosterton, Beaminster

Approximate Area = 782 sq ft / 72.6 sq m
Garage = 140 sq ft / 13 sq m
Outbuilding = 169 sq ft / 15.7 sq m
Total = 1091 sq ft / 101.3 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: 1375221



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