



2 Pines Mews



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Fleet Street, Beaminster, DT8 3EF

1 minute walk to Beaminster Square

Detached three bed in heart of Beaminster with garage and driveway, very close to local amenities.

- Detached house
- Very central location
- Garage and driveway
- Quiet, tucked away position
- Spacious and light
- Low-maintenance gardens
- Level walk to amenities within 1 minute
- Council tax band E, Freehold

Guide Price £550,000

SITUATION

Beaminster is a delightful town, well known for its historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities with convenient and bespoke shopping of a surprising variety for a town of its size. Pines Mews is a small exclusive development just off the Square on Fleet St in a tucked away position.

DESCRIPTION

A detached house offering spacious and light accommodation arranged over two floors in the heart of Beaminster town just moments from Beaminster Square, in a quiet, tucked away position with garage and parking.



ACCOMMODATION

The ground floor briefly comprises a modern kitchen/breakfast room with ample storage and a walk-in larder, downstairs WC, garden room, large sitting room/dining room with fireplace and box-bay window, spacious entrance halls with stairs rising to the first floor.

Upstairs are three good sized bedrooms with an ensuite shower room to the principle bedroom (with built-in wardrobes) and a family shower room servicing the other two bedrooms. Of note is the lovely galleried landing which gives a real sense of space and light.

Outside there are two garden areas, one at the approach to the house via the garden room which has space to sit out surrounded by rambling roses and a climbing plants offering much privacy and a rear walled garden, again with climbing plants and small trees and shrubs creating a private and sheltered oasis to sit and enjoy whilst remaining low-maintenance.

A single garage with driveway in front allows off-street parking for two cars.

SERVICES

Mains, drainage, gas fired central heating, mains water.

Brick and cavity construction under a tiled roof.

Broadband - Standard up to 18Mbps, Superfast up to 80Mbps and Ultrafast up to 100Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

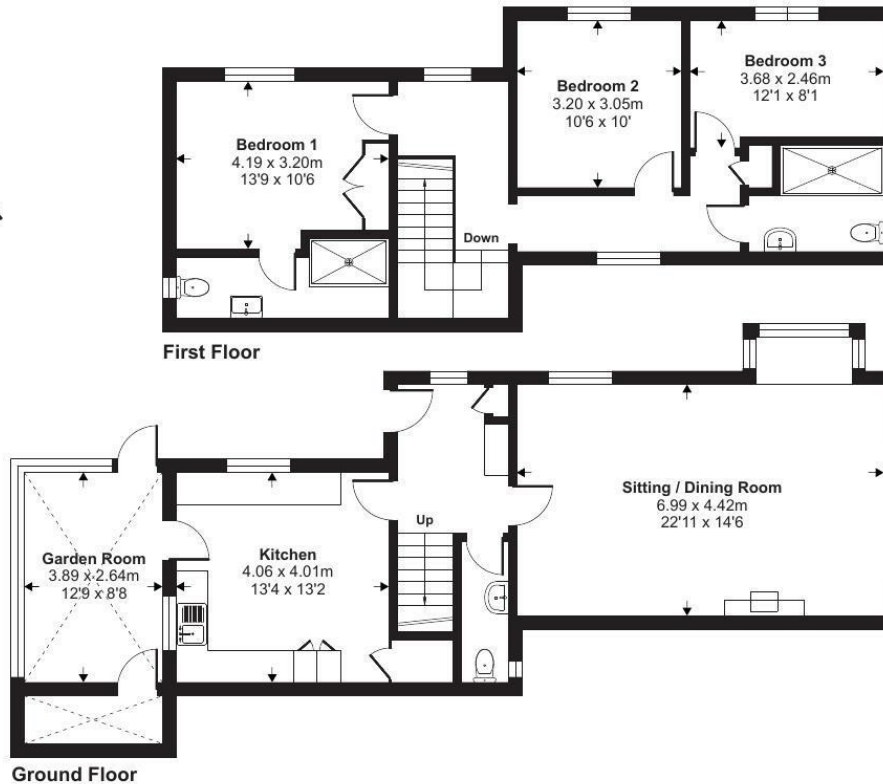
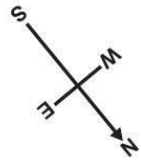
DIRECTIONS

From Beaminster Square proceed in a Northerly direction onto Fleet Street where Pines Mews will be found on your left hand side just after the NFU offices. The property itself is on your right hand side.

VIEWINGS

Strictly to be accompanied by Stags Bridport





Approximate Area = 1459 sq ft / 135.5 sq m
 Garage = 156 sq ft / 14.4 sq m
 Total = 1615 sq ft / 149.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1107953

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

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