



2 Barnes Lane



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Beaminster, DT8 3LS

5 minutes walk to Beaminster Square 8 Miles to the coast

A very well-presented detached chalet style house with three bedrooms, two bathrooms, garage and driveway.

- Chalet style house
- Two bathrooms
- Easily maintained gardens
- Chain free as vendor is moving abroad
- Council tax band E
- Three bedrooms
- Garage and Driveway
- Very well presented and newly refurbished
- 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. Barnes Lane is a very short walk along Shorts Lane which brings you out in the Square within about 5 minutes on a quiet no-through road with a pretty Green at the end.

DESCRIPTION

A detached chalet style house with three bedrooms and two bathrooms, having undergone a full refurbishment the property is offered to the market in excellent condition with a driveway and garage for parking for up to three cars, with landscaped wrap-around gardens.



ACCOMMODATION

The ground floor offers spacious living accommodation comprising a newly fitted modern kitchen/diner, separate sitting room and a bedroom and bathroom. Upstairs are two double bedrooms and a bathroom. There is tandem parking on the driveway for 2 cars as well as a single garage. The gardens wrap around the side, front and back of the house, offering lovely areas to sit in the well planted and maintained private space. The right of way to the garage and driveway is shared with two neighbours.

SERVICES

Broadband - Standard up to 16Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services limited inside and likely 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).

Gas fired central heating, mains drainage, water and electricity. Built in circa 1986 with Standard brick and cavity construction under a tiled roof with a timber roof conversion with dormer windows.

DIRECTIONS

If driving, proceed left handed out of Beaminster Square onto Hogshill Street proceed over the mini roundabout taking the next left to Barnes Lane where the property will be found a short way on your left. If walking there is a pleasant walk to the property from the Square proceed down Church Street turning right at the bottom of the hill then carry on over to Shorts lane until you see a gap on your right hand side with a Green on your left. walk slightly uphill into Barnes Lane where the property will be found on your right hand side.

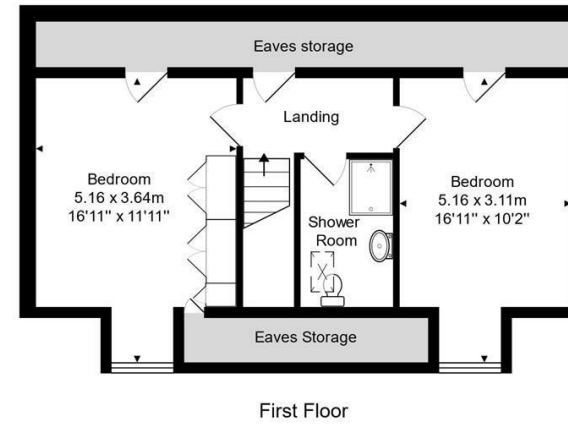
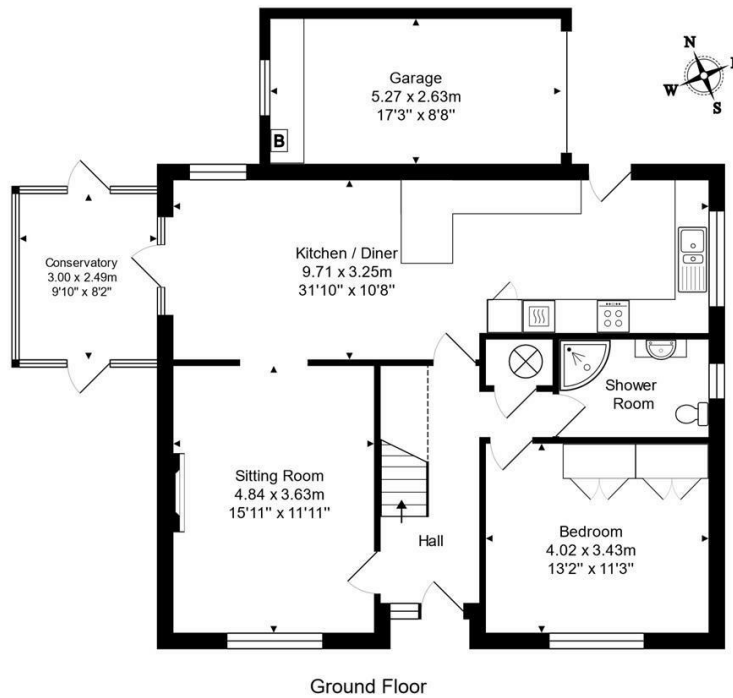
VIEWINGS

Please contact Stags Bridport to arrange an accompanied viewing

Agent's note

The steps immediately to the front of the property have moved due to poor construction, and the life of the wall to the Eastern side of the steps is unpredictable. As a precaution, provision should be allowed for repairs and or reconstruction of some of this in the future. This does not affect the main building in any way. An estimate for these works is around £20,000 though you must satisfy yourself via your own quotations and independent surveys accordingly this figure is for guidance purposes only.





Total Area: 129.5 m² ... 1394 ft² (excluding garage, eaves storage)
Not to scale. Measurements are approximate and for guidance only.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(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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