



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
- EPC C
- Spacious and light
- Small courtyard garden
- Level walk to amenities within 1 minute
- Council tax band E, Freehold
- No onward chain

Guide Price £450,000

Set in the charming town of Beaminster, this delightful detached house off Fleet Street offers a perfect blend of comfort and convenience. Spanning an impressive 1,459 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for those seeking a guest room or home office.

A notable highlight is the small courtyard garden, which offers a serene outdoor space for those wanting to sit out and enjoy the garden whilst having virtually no maintenance to worry about.

Parking is a breeze with space for one car in the garage and one on the driveway. The location is particularly advantageous, as it is situated very close to local amenities, making daily errands and leisure activities easily accessible with a level walk to the town centre in just moments.

This property is chain-free, allowing for a smooth and efficient purchase process. Perfect for downsizers as it offers the space for entertaining and having family to stay in a low-maintenance setting. This home presents an excellent opportunity to enjoy the best of Beaminster living. Mains, drainage, gas fired central heating, mains water.

Brick and cavity construction under a tiled roof.

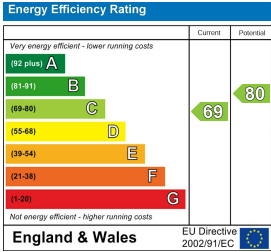
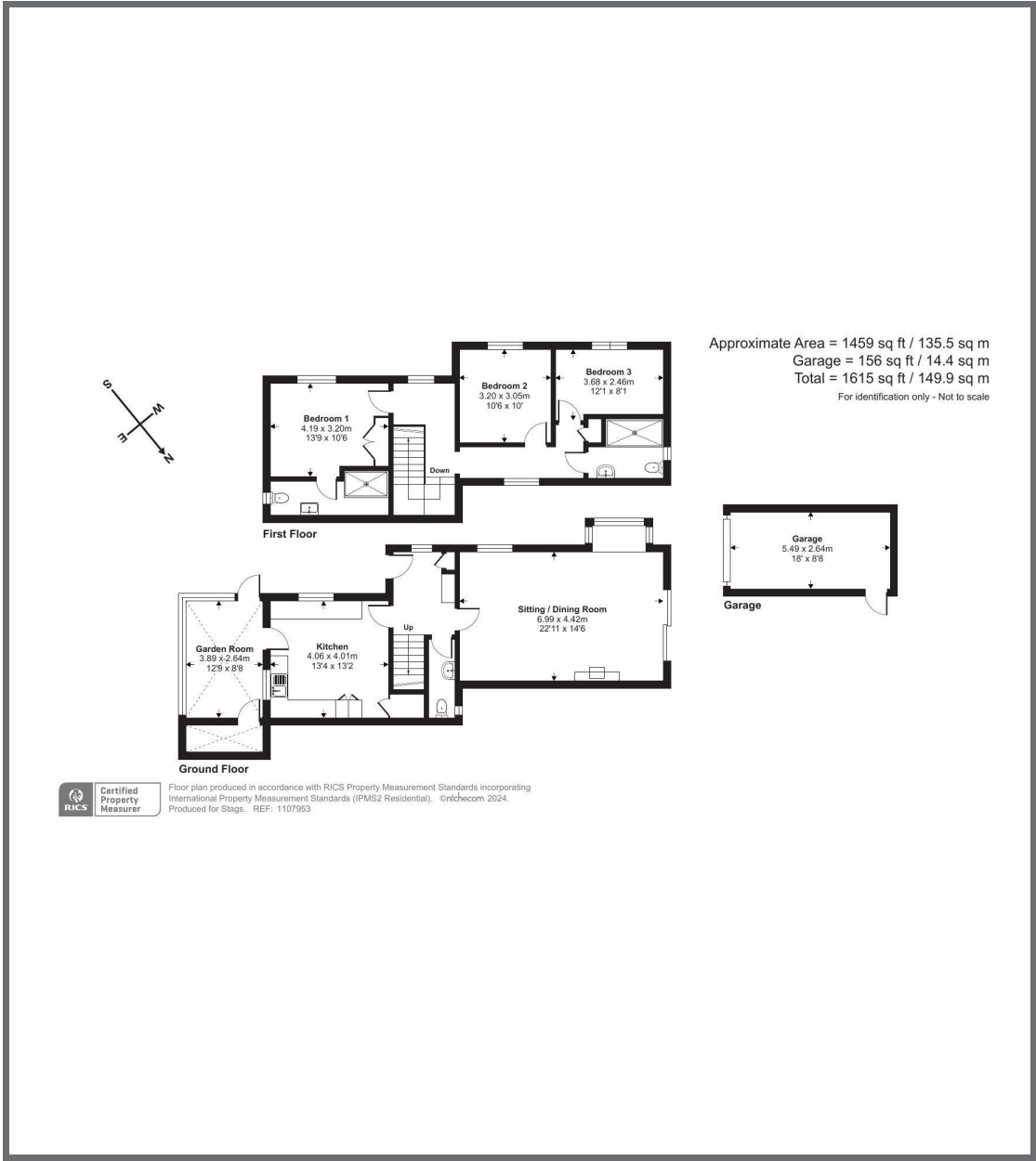
Broadband - Standard up to 18Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside. (Ofcom)





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.



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