



## 4 AXE LANE

Drimpton, DT8 3Rj

Price Guide £310,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An attractive two bedroom end terrace cottage situated on the edge of this West Dorset Village with countryside views. In brief the accommodation comprises porch, sitting room, kitchen, cloakroom, conservatory, two bedrooms and a bathroom. The gardens are a key feature to the property at approximately 0.15 acre and driveway parking leads to the garage.

## Situation

Drimpton is a popular village with a playground, football pitch, village hall and it's own public house. Situated just north of Beaminster and south of Crewkerne the village offers a laid back feel with easy access to amenities such as a shops, railway services, doctors surgeries, schools etc all a short drive away.

## The local area

The local area\*

4.5 x miles – Beaminster

4.8 x miles – Crewkerne Railway Station (Direct To Waterloo)

8.8 x miles – Bridport

\*All distances are approximate and sourced from Google Maps

## Local Authority

Dorset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Entrance Porch

Door to:

## Sitting/Dining Room

21'9 × 15'6 (6.63m × 4.72m)

With windows to the front and rear aspect, original cast iron fireplace, additional fireplace with multi-fuel stove, two radiators, television point and stairs rising to the first floor with a storage cupboard under.

## Kitchen

13'1 × 12'2 (3.99m × 3.71m)

With a window to the side aspect and French doors to the rear opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over, stainless steel sink/drain, electric oven, ceramic hob and an extractor fan over. Space for washing machine, fridge/freezer, radiator and tiling to all splash prone areas.

## Rear Lobby

## Cloakroom

With a window to the rear aspect, low level WC, wash hand basin, electric heater and a radiator.

## Conservatory

11'10 × 10'0 (3.61m × 3.05m)

With windows, french doors opening out into the garden and tiled flooring. Door into garage.

## Landing

With a window to the rear aspect, cupboard and access to the loft.

## Bedroom One

10'10 × 9'6 (3.30m × 2.90m)

With a window to the front aspect, radiator and beautiful views across farmland.

## Bedroom Two

10'7 × 9'6 (3.23m × 2.90m)

With a window to the rear aspect, radiator and views over neighbouring countryside.

## Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan, heated towel rail and tiling to all splash prone areas.

## Outside

To the front the garden is partially enclosed by hedging, laid to lawn and a shingled driveway parking area which leads to the garage. To the side and rear, there is a large patio area, flower beds, shrubs, lawn and fruit trees.

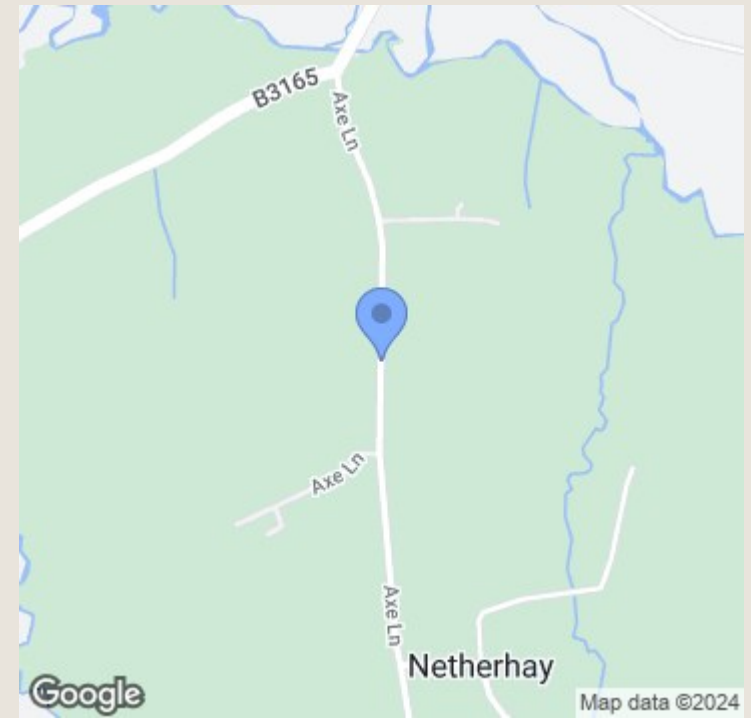
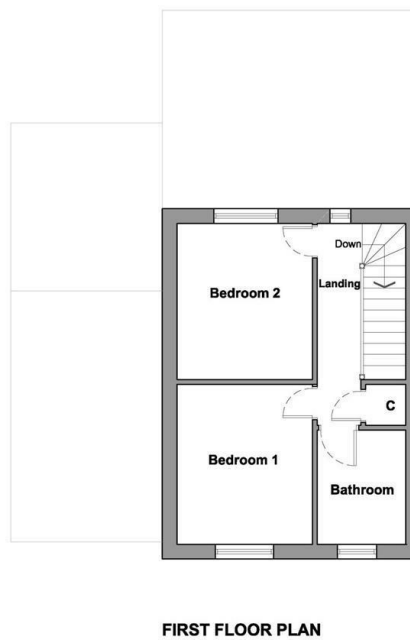
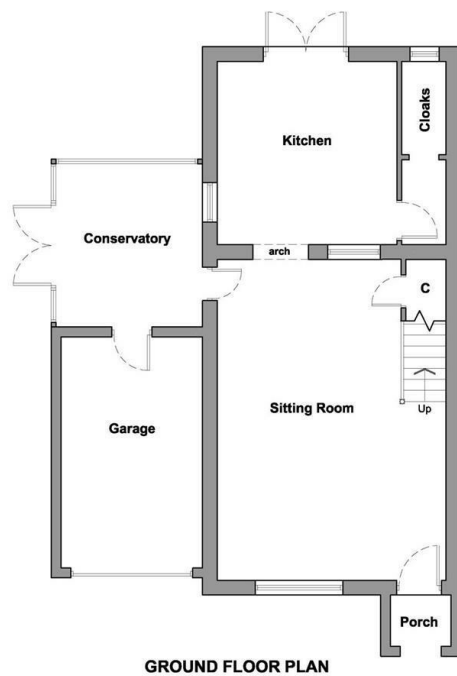
## Garage

15'8 × 9'7 (4.78m × 2.92m)

Up and over door, light, power and wall mounted gas central heating boiler for heating and hot water.

## Agents Note

Council Tax Band - C. Mains water, electric and drainage. Gas central heating, combi boiler installed in December 2018. The neighbouring property has a pedestrian right of way to the rear of the property.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

