



CLEAR VIEW MOSTERTON

Beaminster, DT8 3HG

Price Guide £350,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This three bedroom detached bungalow is situated in a popular village and positioned on a very generous sized plot. This bungalow has exceptional potential as a family home, with tremendous scope for renovation, modernising and internal and external (STPP) additions of bedroom, extension, and/or garage conversion. The bungalow is situated within walking distance of the village shop and there is a choice of primary schools in and around Mosterton and 'Good' secondary school only a few miles away in Beaminster which is a well-regarded small town. The accommodation in brief comprises porch, entrance hall, sitting room, kitchen, conservatory, three bedrooms and a bathroom. The rear garden is a generous size and driveway parking leads to the garage. No onward chain.

Situation

Mosterton is one of the few remaining villages situated within the parish which still boasts a variety of amenities including; a large village shop with deli and locally sourced produce, sought-after primary school, Eeles pottery, commercial garage and village hall. The village is a thriving community and hosts a variety of social and hobby events throughout the year. Located just 3.3 miles from the town of Beaminster and 3.4 miles from Crewkerne.

The local area

The local area*

2.5 x miles – Crewkerne

3.5 x miles – Beaminster

11.3 x miles – Jurassic Coast

Local Authority

Dorset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

With windows to the front and side aspect and tiled flooring.

Entrance Hall

With a window to the front aspect, radiator, coving, airing cupboard and access to the loft.

Sitting Room

22'2 × 10'11 (6.76m × 3.33m)

With windows to the front and rear aspects. Open fireplace, two radiators, coving, television point and wall lights.

Kitchen

13'11 × 8'5 (4.24m × 2.57m)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for cooker, washing machine and fridge/freezer. Radiator and tiling to all splash prone areas.

Conservatory

15 × 8'5 (4.57m × 2.57m)

Built of vPVC construction, windows, patio doors and access to the garage.

Bedroom One

13'11 × 9'10 (4.24m × 3.00m)

With a window to the front aspect, coving and a radiator.

Bedroom Two

12'2 × 9'10 (3.71m × 3.00m)

With a window to the front aspect, radiator and coving.

Bedroom Three

11'10 × 8'10 (3.61m × 2.69m)

With a window to the rear aspect, radiator and coving.

Bathroom

With a window to the rear aspect. Suite comprising bath, low level WC, wash hand basin, shaver socket, radiator and tiling to all splash prone areas.

Garage

31'3 × 10'3 max (9.53m × 3.12m max)

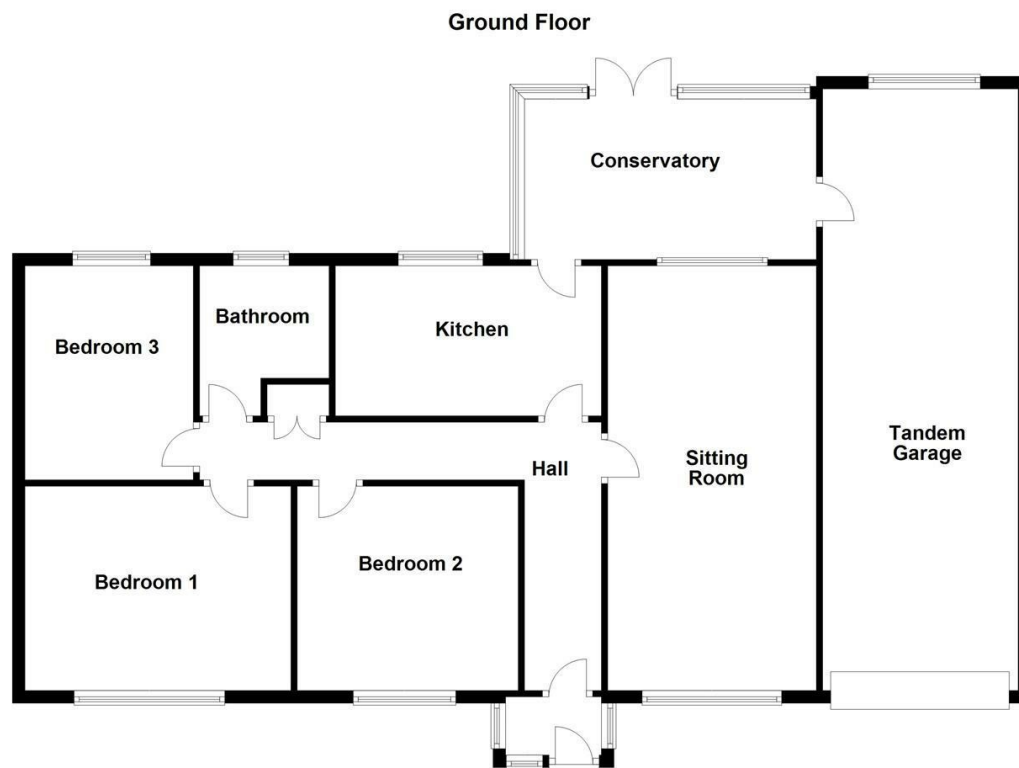
Up and over door, inspection pit, light, power and window to the rear. Oil fired central heating boiler.

Outside

To the front the garden is laid to lawn and driveway parking leads to the garage. To the rear the garden is a lovely size, mainly laid to lawn enclosed by hedging. Oil tank.

Agents Note

Council Tax Band - C. Mains water, drainage and electricity. The property has oil fired central heating, the oil boiler was installed in August 2023 and last serviced in August 2024. Probate has been applied for and the Grant is awaited.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

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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)

