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St. James, Beaminster, Dorset

46

St. James
Beaminster
Dorset DT8 3PW

Recently renovated semi-detached bungalow situated in sought after cul-de-sac with no onward chain.



- Semi-detached
- Two double bedrooms
- Recently fitted kitchen and bathroom
 - High specification throughout
 - Garage and parking
 - Enclosed garden
 - Easy access to facilities

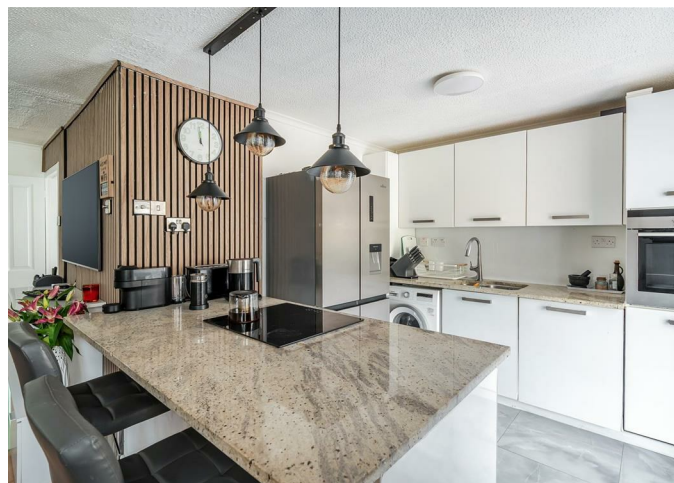
Guide Price **£265,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

Situated towards the edge of Beaminster within a quiet cul-de-sac, this well-presented bungalow offers deceptively spacious accommodation. The property includes two bedrooms, a sitting/dining room and a generous conservatory, along with parking, a garage and an enclosed, attractively planted garden.

THE PROPERTY

The property offers well-presented and spacious accommodation arranged over a single level. The main living space is open plan, providing ample room for both seating and dining, alongside a recently fitted kitchen with a range of modern units and integrated appliances. A generous conservatory with tiled flooring provides additional living space and enjoys views over the garden.

There are two double bedrooms, both benefiting from fitted wardrobes, served by a newly fitted shower room finished to a contemporary standard.

OUTSIDE

The property is approached via a driveway providing off-road parking and access to a single garage with an up-and-over door. The garden is attractively arranged with a terrace adjoining the property, leading to a gravelled area with further seating space and well-stocked planting, creating a colourful and low-maintenance outdoor setting.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

DIRECTIONS

What3words///gurgling.released.discusses

SERVICES

Mains electricity, water and drainage.
Gas-fired central heating.

Broadband
Standard, Superfast and Ultrafast are available to

connection.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

There is mobile phone coverage in the area, please refer to Ofcom's website for more detail.

<https://www.ofcom.org.uk/mobile-coverage-checker>

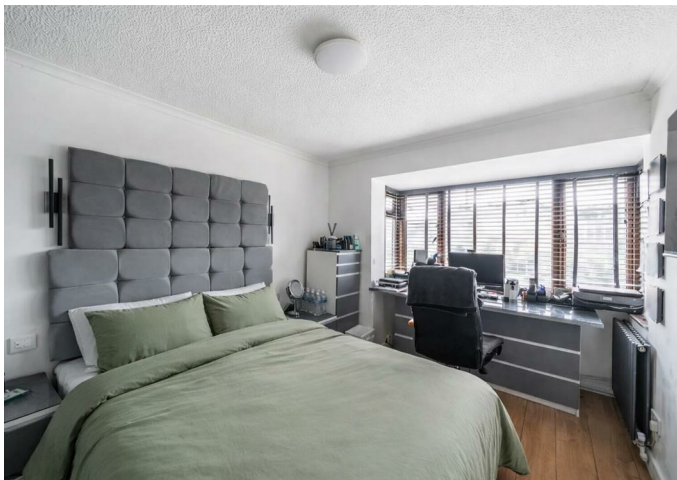
LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Council Tax Band C.

MATERIAL INFORMATION

At the time of launching the property to the market our vendor has confirmed that none of the right/covenants or restrictions have not affected to way they have lived or used the property.



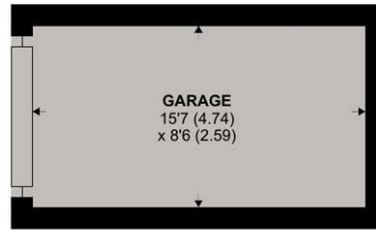
St. James, Beaminster

Approximate Area = 735 sq ft / 68.2 sq m

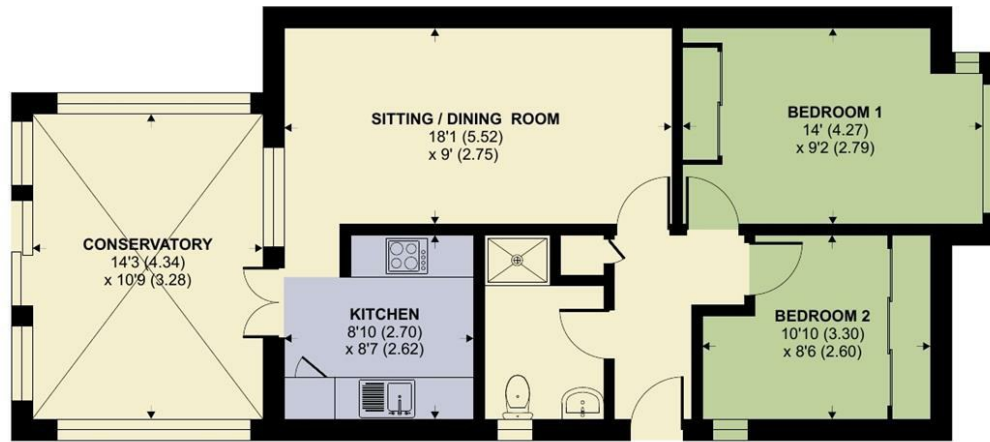
Garage = 132 sq ft / 12.2 sq m

Total = 867 sq ft / 80.4 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1432221



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D	71	79
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEA/ME/3804/1.4.26



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