



22 TUNNEL ROAD

, DT8 3BN

Price Guide £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the charming town of Beaminster, this modern end-terrace house on Tunnel Road offers three bedrooms and is ideal for families or those seeking extra space. The reception room provides a perfect setting for relaxation or entertaining guests. Additionally, the property benefits from parking, a valuable asset in this desirable area. Beaminster is known for its picturesque surroundings and vibrant community, offering a range of local amenities, shops, and schools.

Situation

The local area*
6.0 x miles – Bridport
6.2 x miles – Crewkerne
7.4 x miles – Jurassic Coast

All distances are approximate and sourced from Google Maps

The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport, Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne.

Local Authority

Dorset Council Tax Band: C
Tenure: Freehold
EPC Rating: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
England & Wales	EU Directive 2002/91/EC

PROPERTY DESCRIPTION

Entrance Hall

Reception/Dining Room

Radiator and door to gardens.

Kitchen

Range of cupboards and drawers ,sink unit and gas fired boiler.

First Floor

Landing

Bedroom One

Radiator

Bedroom Two

Radiator

Bedroom Three

Radiator

Bathroom

Suite comprising panelled bath, hand basin and low level w/c.

Outside

Private parking

Gardens

There is a small front garden and an area of side garden. The majority of the gardens are located to the rear and paved with access to the parking area.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating.

- Mains drainage.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

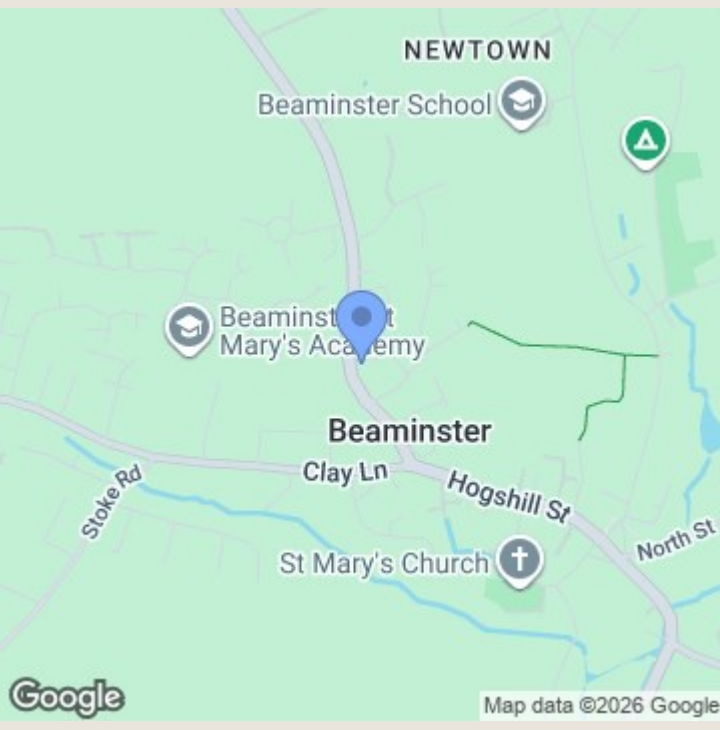
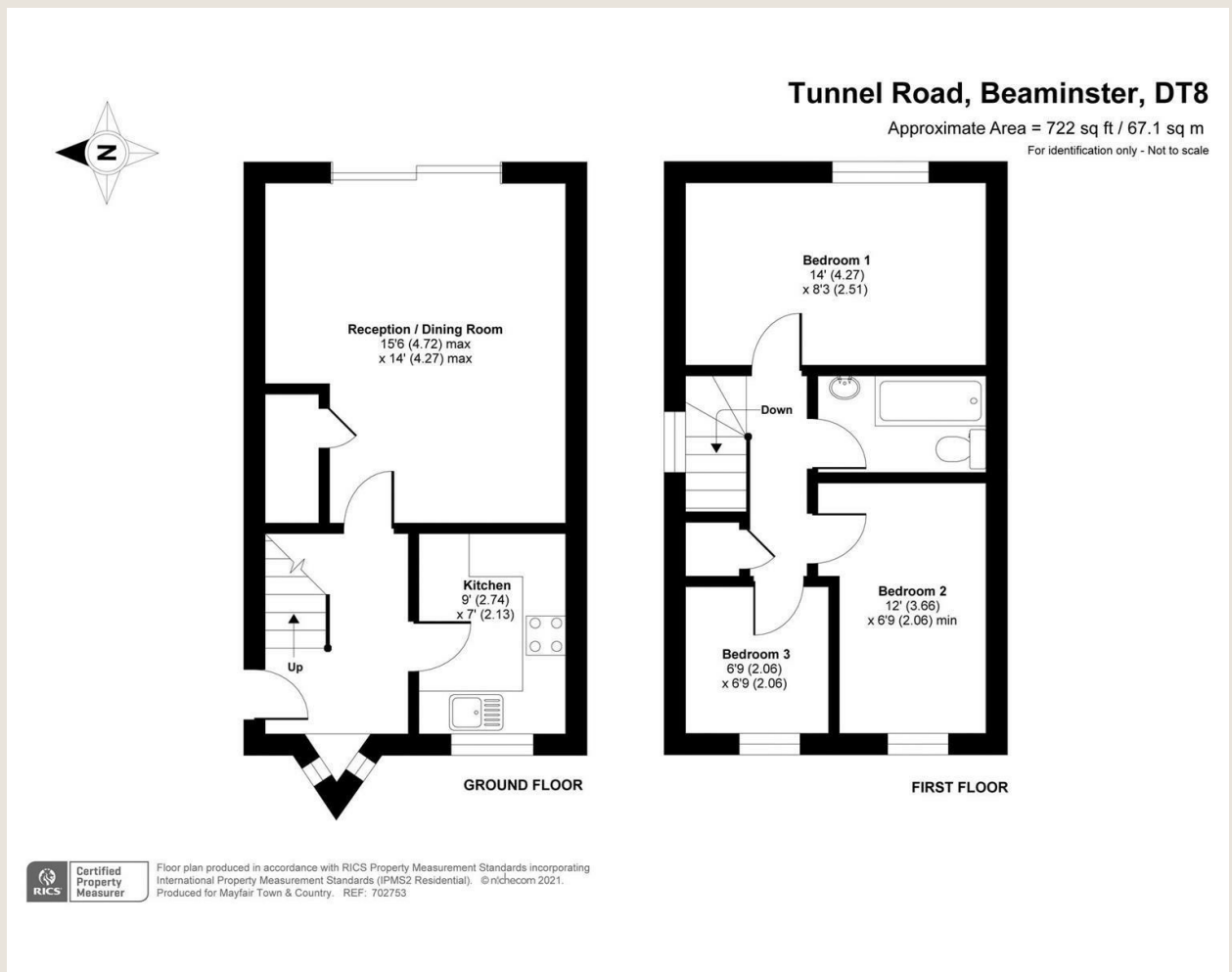
Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



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

01308 862606

beaminster@mayfairproperties.net

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)

