



31 ST. JAMES

Beaminster, DT8 3PW

Price Guide £215,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the popular area of St. James this property has well-proportioned rooms. The layout is thoughtfully designed, providing ample space for both relaxation and entertaining. The living areas are perfect for family gatherings or quiet evenings, while the kitchen is equipped to cater to all your culinary needs. Outside, the house is complemented by a garden, offering a outdoor space to unwind or enjoy alfresco dining during the warmer months. St. James is conveniently located, providing easy access to local shops, schools, and transport links, ensuring that everything you need is within reach.

Situation

The local area
 6.0 miles – Bridport
 6.2 miles – Crewkerne
 7.4 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. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Sitting Room

Front door opens on to enclosed porch area, great for storing coats, door from porch leads to sitting room. Window to the front, a spacious seating area, radiator, stairs lead to first floor, door opens on to the kitchen.

Kitchen

A well presented kitchen, fitted kitchen units with cupboards under and over, oven with gas hob above, extractor fan, room for dining table, sink with tap over, window onto the garden, space for large fridge freezer, space for washing machine, door to the garden.

Bedroom One

Steps rise to first floor, doors lead off to first floor rooms. Bedroom one is a large double bedroom with fitted wardrobes, radiator, window to the front.

Bedroom Two

Double bedroom, radiator, window to the rear.

Bathroom

Fitted bath with shower tap arrangement over, shower curtain, fitted sink, WC, window to the rear.

Garden

The garden has a patio terrace, perfect for alfresco dining. Steps lead down from the patio area to garden area below, incorporating a gravelled and grassed area, gate leads round to parking area.

Parking

Two tandem spaces at the side of the property.

Material Information_

Additional information not previously mentioned

- Mains electric, gas, water and drainage.
- Broadband and Mobile signal or coverage in the area.

Council Tax Band D

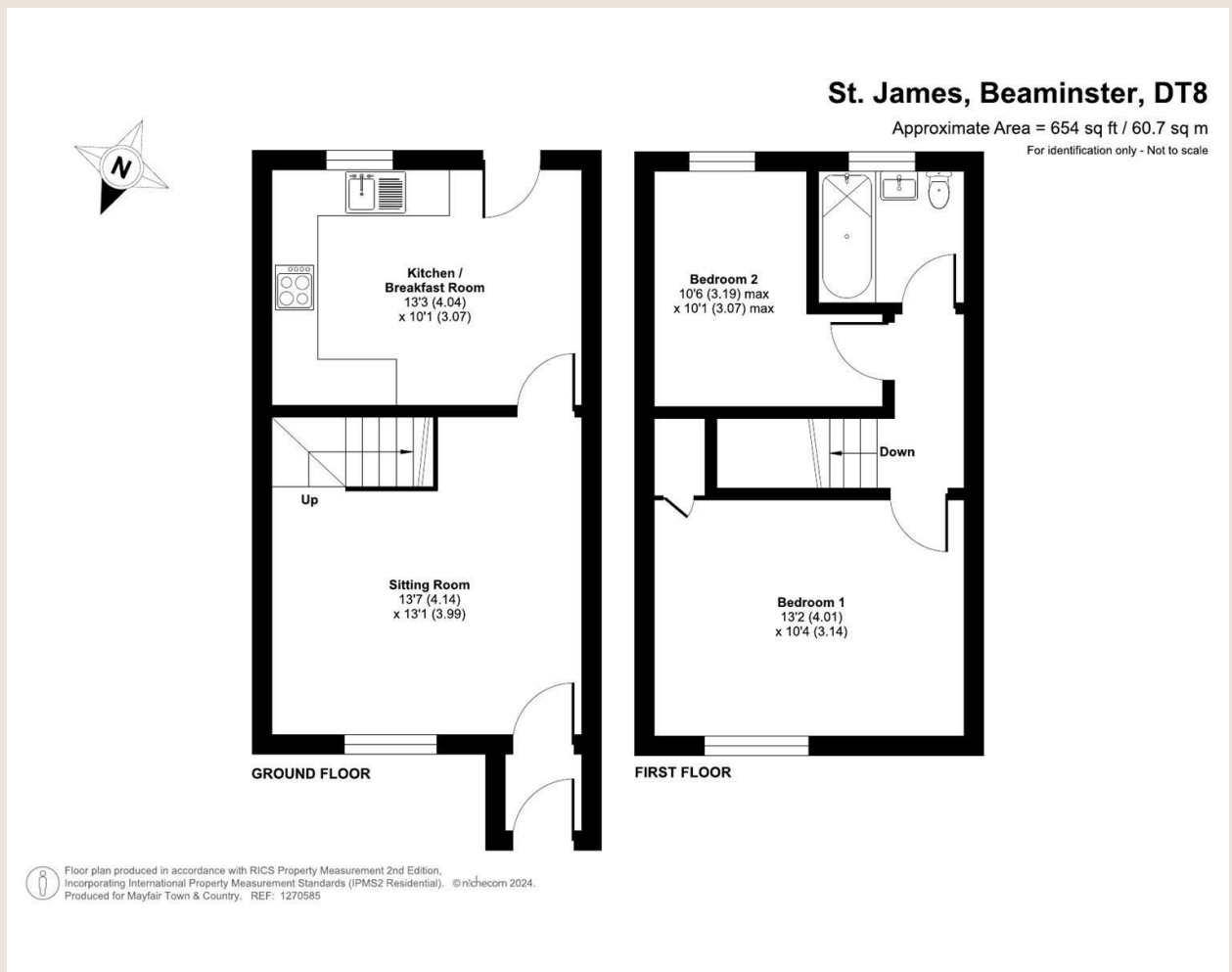
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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)

