



## 38 RIDGE WAY VIEW

Beaminster, DT8 3FR

Price Guide £320,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully presented three bedroom semi-detached home situated on the edge of Beaminster. The property benefits from a good size garden, remainder of the NHBC and two allocated parking spaces. In brief the accommodation comprises entrance hall, cloakroom, kitchen/dining room, sitting room, three bedrooms and a bathroom.

## Situation

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.

## The local area

The local area\*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 x miles – Jurassic Coast

## Local Authority

Dorset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Radiator, stairs rising to the first floor and a large storage cupboard under.

## Cloakroom

With a window to the rear aspect. Suite comprising low level WC, wash hand basin with tiled splashbacks and a radiator.

## Kitchen/Dining Room

16'0" × 8'2" (4.9 × 2.5)

With a window to the front aspect and a door to the rear opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, gas hob, electric oven and an extractor fan over. Space for washing machine, dishwasher and fridge/freezer. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

## Sitting Room

15'11" × 9'10" (4.87 × 3.0)

With a window to the front aspect and french doors to the rear opening out into the garden. Radiator.

## Landing

With a window to the front aspect, large storage cupboard and access to the loft.

## Bedroom One

16'0" × 10'1" max (4.9 × 3.08 max)

With dual aspect windows to the front and rear aspects and a radiator.

## Bedroom Two

12'5" × 7'10" irregular shaped room (3.8 × 2.4 irregular shaped room )

With a window to the front aspect and a radiator.

## Bedroom Three

8'6" × 7'6" (2.6 × 2.3)

With a window to the rear aspect and a radiator.

## Bathroom

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

## Outside

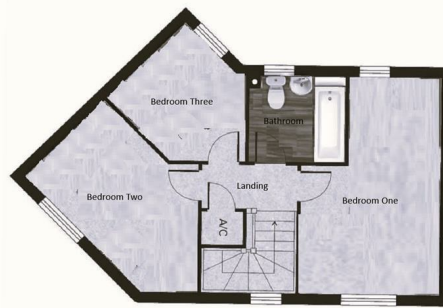
To the front the garden is laid to shingle for ease of maintenance, shrubs and two allocated parking spaces. To the rear the garden is enclosed, mainly laid to lawn, side access, flower borders and patio abutting the rear of the property.

## Agents Note

Council Tax Band - C . Mains water, drainage, gas and electricity. There is a monthly service charge of £14.66, this is for the grounds maintenance, buildings insurance, sinking fund and management fee. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property.



Ground Floor



First Floor



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)

