



**FLEET STREET**

Beaminster, DT8 3EF

**Price Guide £255,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Located in the charming area of Fleet Street, this delightful end-terraced cottage presents a wonderful opportunity for those seeking a quaint and inviting home. The property is offered chain free. Upon entering, you will find a cosy reception room that exudes warmth and character, perfect for relaxing or entertaining guests. The cottage boasts two well-proportioned bedrooms, providing ample space for a small family or for those wishing to create a comfortable guest room or home office. The bathroom is conveniently located, ensuring practicality for everyday living. This older property has been thoughtfully maintained, featuring double glazing to most windows, which enhances energy efficiency while allowing natural light to fill the rooms. The gas-fired central heating ensures a warm and inviting atmosphere throughout the colder months. One of the standout features of this cottage is the attractive small terraced garden, offering a lovely outdoor space to enjoy the fresh air, perfect for gardening enthusiasts or simply unwinding with a good book. With its charming features and convenient location, this cottage on Fleet Street is a rare find. It is well-suited for those looking to embrace the peaceful lifestyle that Beaminster has to offer, while still being within easy reach of local amenities and transport links.

## 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 Council Tax Band: B  
 Tenure: Freehold  
 EPC Rating: D



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>91</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>57</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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## Entrance Lobby

The lovely cottage is entered via a small lobby allowing space to hang coats.

## Sitting Room

A charming room with a wood burning stove set in an original brick fireplace giving the room an attractive focal point whilst painted ceiling beams and a window seat enhance the cosy cottage feel. Radiator and timber effect flooring.

## Kitchen

A light room with single drainer sink unit with mixer tap, work surface, plumbing for washing machine, fitted oven, hob and extractor A handy larder cupboard offers extra storage and the stable door to the rear gives access to the garden whilst allowing plenty of natural light to flood in. Stairs rise to the first floor. Radiator.

## Bedroom 1

A spacious double with window to the front aspect and radiator.

## Bedroom 2

A single bedroom with a window to the rear overlooking the garden .Cupboard housing gas fired central boiler.

## Bathroom

Suite comprising, bath, with shower over, hand basin, WC and tiling to the bath wall. Radiator.

## Garden

The garden is mostly terraced with some well stocked beds and borders. There is a useful stone store. Rights of way exist for neighbouring properties along the path between the house and garden.

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water.

- Gas fired central heating.
- Mains drainage.

Council Tax Band B

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

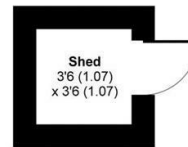
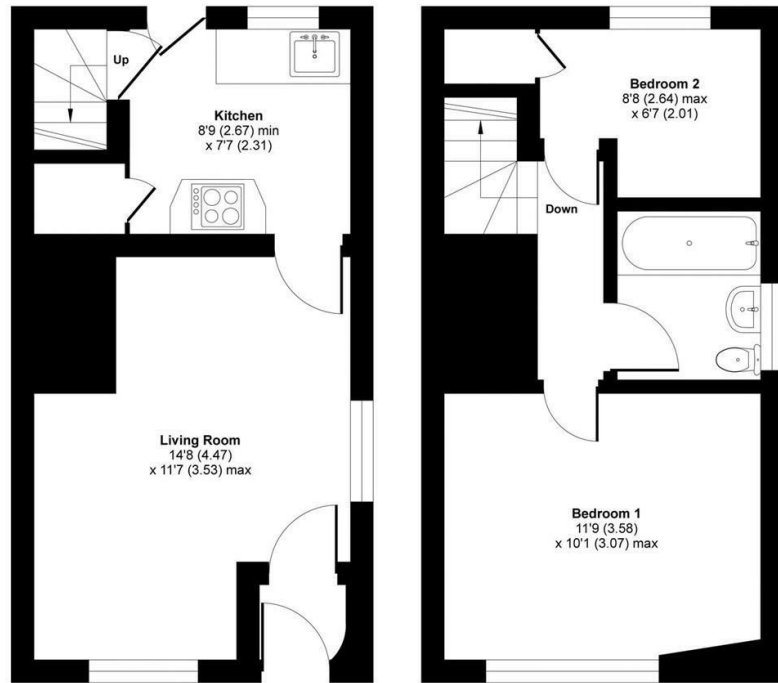
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## Fleet Street, Beaminster, DT8

Approximate Area = 534 sq ft / 50 sq m  
Outbuilding = 12 sq ft / 1 sq m  
Total = 546 sq ft / 51 sq m  
For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Mayfair Town & Country. REF: 750191



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

**01308 862606**

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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)

