



2 EAST STREET

Beaminster, DT8 3DS

Price Guide £410,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located on East Street in the charming town of Beaminster, this delightful Grade II listed town house offers a perfect blend of period and modern living. With its stylish interior, this property is sure to captivate those who appreciate both elegance and comfort. Boasting two spacious reception rooms, this home provides ample space for relaxation and entertaining. The well-appointed living areas are designed to create a warm and inviting atmosphere, ideal for family gatherings or quiet evenings in. The property features three generously sized bedrooms, ensuring that there is plenty of room for family members or guests. The two bathrooms add convenience and practicality to daily life, making it easy to accommodate the needs of a busy household. The house's age adds to its charm, with unique architectural details including flag stone floors that reflect its rich history. Situated close to the town centre, residents will enjoy easy access to local shops, cafes, and amenities, making it a perfect location for those who appreciate the vibrancy of community life. This property is a rare find, combining the allure of a historic home with the comforts of contemporary living. Whether you are looking for a family home or a stylish retreat, this terraced house on East Street is an opportunity not to be missed.

Situation

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

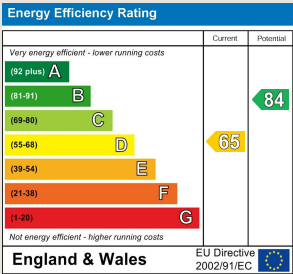
*All distances are approximate and sourced from Google Maps

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: D
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Flagstone flooring and stairs to first floor.

Kitchen/Breakfast Room

A charming room which is the hub of this lovely cottage and ideal for entertaining and cooking for friends and family. Flagstone flooring, underfloor heating, excellent range of fitted cupboards and drawers, double drainer sink and work surfaces. Fitted oven hob and extractor fan, fitted fridge/freezer and dish washer. Sash window with secondary double glazing.

Living Room

Flagstone flooring, feature fireplace with wood burner and radiator. Sash window with secondary double glazing.

Snug

Flagstone flooring, fireplace with wood burner. Radiator and alcove. This is a great room for sitting and relaxing after a walk around Beaminster and the surrounding countryside.

First Floor

Landing

Bedroom 1

Radiator and sash window with secondary double glazing.

Bedroom 2

Radiator, sash window with secondary double glazing, wardrobe and shelved cupboards.

Bathroom

A spacious room with tiled floor and suite comprising panelled bath with shower and splashbacks, low level w/c, hand basin and radiator.

Second Floor

Landing/Study

2 roof lights and radiator.

Bedroom 3

Radiator.

Bathroom

Suite comprising shower cubicle, hand basin, low level w/c, tiled floor and views over Beaminster.

Outside

Courtyard

Utility store

Storage shed.

Material Information_

Additional information not previously mentioned

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

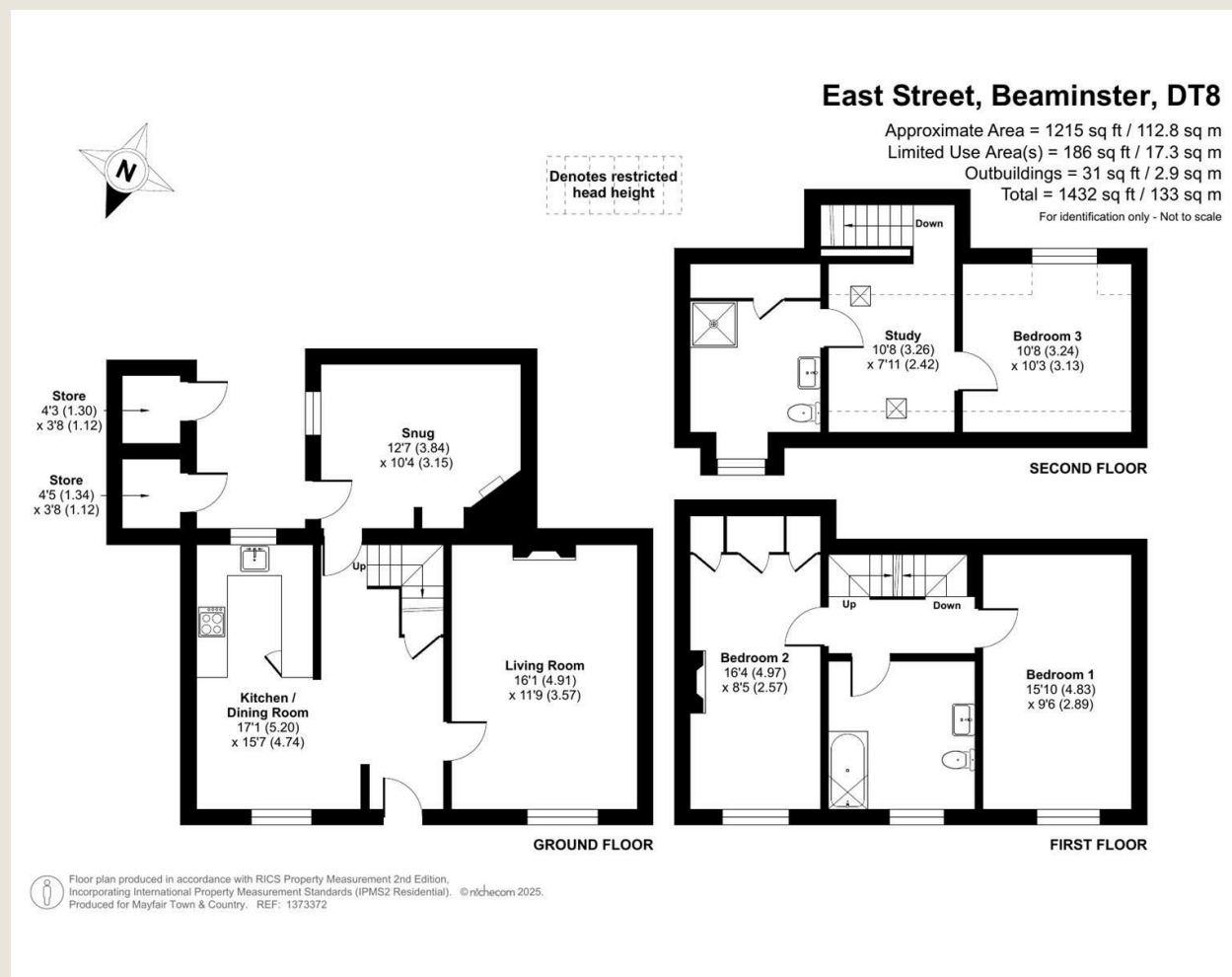
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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)

