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Stoke Water House, Beaminster, Dorset

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Stoke Water House Beaminster Dorset DT8 3LW

An impressive End- Terrace Bungalow set in a rural location with garage.



- One/two bedroom
- Open plan living accommodation
 - Good order throughtout
 - Communal gardens
 - Rural location
- Service Charge £271 Per Month
- 999 year lease (975 years reaminging)
 - Ground Rent £0

Guide Price **£155,000**

Share of Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

An impressive End- Terrace Bungalow set in a lovely rural location with an open outlook across the communal gardens of Stoke Water House. Internally the property offers open plan living accommodation which has been updated and improved by the vendor. Presently a one bedroom with a dressing room, This space could be a second bedroom if so desired. Outside, this property comes with a useful garage.

ACCOMMODATION

The property has many appealing features including a modern layout where the sitting room flows seamlessly into the kitchen/breakfast room. The kitchen has a comprehensive range of units for storage as well as a useful pantry. Integrated items include an electric hob and oven with extractor fan over. There is plenty of space for a dining table and chairs to seat 4. A back door opens out to the drive and communal gardens beyond. To the front is a sunny conservatory perfect for summer evenings.

The vendor presently uses one of the bedrooms as a dressing room but this could be converted back if so desired. The main bedroom is a good size double with a front aspect.

The family bathroom again has super built in storage with a

modern vanity unit and basin, W.C and bath with shower over.

OUTSIDE

Outside are beautiful communal gardens. The property benefits from a garage to be found in a block close by.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square, and there are two schools, (primary and secondary). There is also an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

DIRECTIONS

What3words - shocked.change.submitted

SERVICES

Mains water and electricity are connected. Private shared drainage.
LPG heating.

Broadband coverage

Standard and superfast broadband is available.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone

There is mobile phone coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band A.

MATERIAL INFORMATION

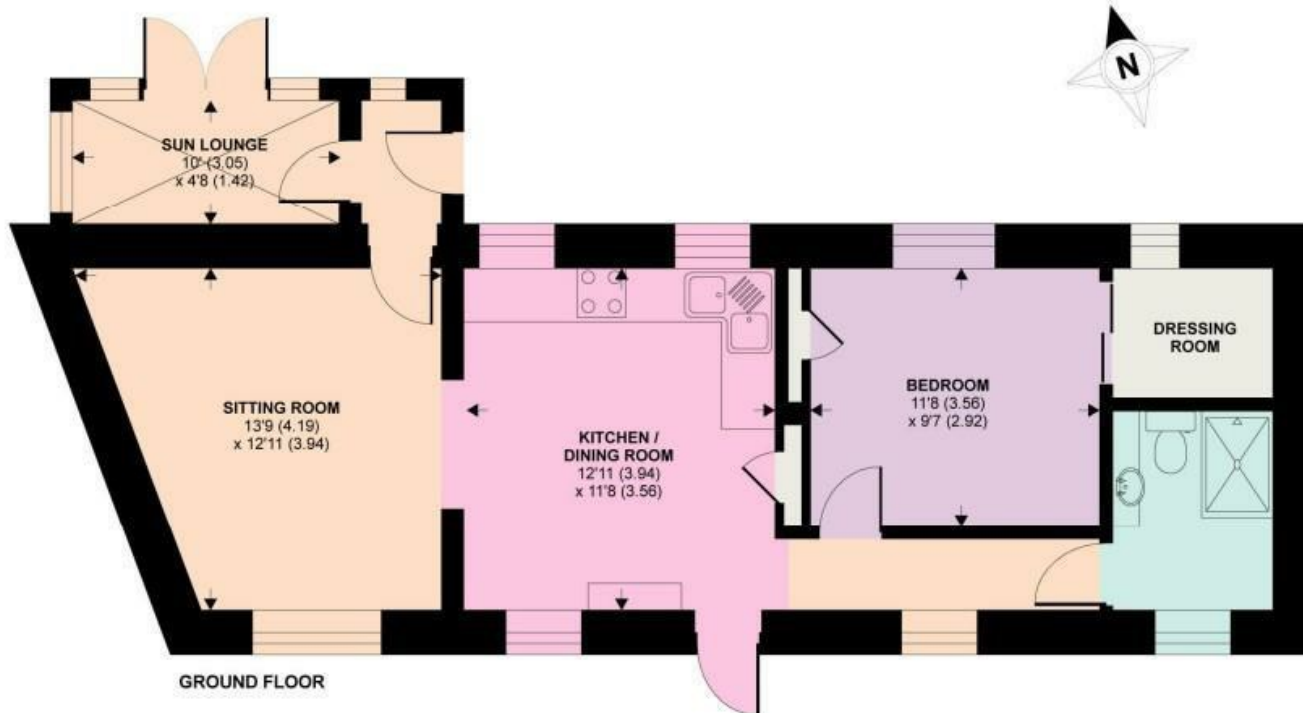
Service charge payable to Stoke Water House Ltd of £271 paid monthly.

Ground rent £0



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APPROX. GROSS INTERNAL FLOOR AREA 634 SQ FT 58.9 SQ METRE



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E	55	
41-48	F		
1-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

BEA/ME/3829/27.5.26



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