

Axminster Branch

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers
Residential - Commercial - Rural



8 Myrtle Close, Beaminster, Dorset, DT8 3BW
Guide Price £357,000



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Positioned in a quiet cul-de-sac location, this spacious three-bedroom detached house situated on the Western side of Beaminster town. The property is within walking distance of the amenities in Beaminster town centre.



Property Details

- Three Double Bedrooms
- Cul-de-sac location
- Attractive Garden
- Parking /garage

THE PROPERTY

A spacious three-bedroom detached family home conveniently situated within walking distance of the town centre. This well-presented home offers a spacious and modern layout, featuring a bright kitchen with ample storage and space for appliances, a stylish conservatory leading to the rear garden and a dual-aspect lounge/diner with a feature fireplace. Upstairs are three double bedrooms, including a main bedroom with built-in wardrobes, and a contemporary family bathroom. Outside, the property benefits from off-road parking, a landscaped rear garden, and a garage located in a nearby block.

SITUATION

Set in the rolling hills of West Dorset, Beaminster is a delightful country town within an Area of Outstanding Natural Beauty. It boasts a vibrant community with a fine selection of independent shops, welcoming pubs, and quality restaurants, many of which are centred around the attractive town square.

Surrounded by unspoilt countryside and close to the stunning Jurassic Coast—a designated World Heritage Site—Beaminster is ideal for walkers and nature lovers, offering a network of footpaths and bridleways. For convenient transport links, the nearby town of Crewkerne (just 6 miles away) provides a direct mainline rail service to London Waterloo.

PROPERTY TENURE

Freehold

INFORMATION

Heating Type: Gas Central Heating

Construction Type: Conventional construction with a tiled roof.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Good outdoor and variable in-home on most major networks.

Parking: Parking to the front of the property and garage in nearby block.

Flood Risk: see .GOV Website for more information.

SERVICES

Mains Gas, Electricity, Water and drainage.

Council Tax Band: D (Dorset Council)

EPC: (59)

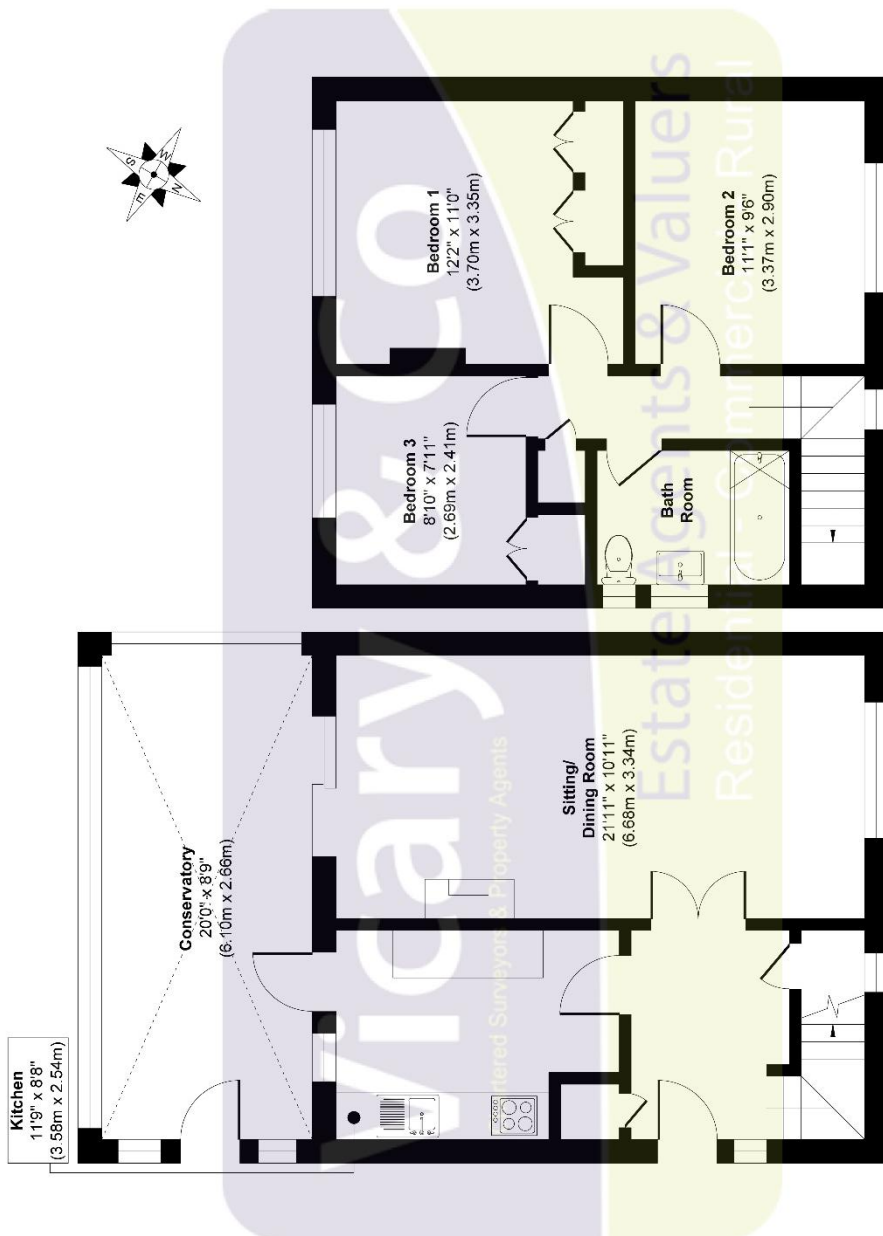
VIEWINGS

Strictly by appointment only with Vicary & Co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Myrtle Close Beaminster



Important Information:
 All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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