72 THE BEECHES

Beaminster, DT8 3SN

Price Guide £345,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the popular area of The Beeches, Beaminster, this modern semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The layout includes a welcoming reception room, ideal for relaxation or entertaining guests. The house boasts one bathroom and a shower area/store, ensuring ample facilities for the household. The modern design and thoughtful layout create a warm and inviting atmosphere throughout. There is gas fired central heating and many of the double glazed windows have shutter blinds. Additionally, the property features a single garage and parking space, providing practicality for everyday living. This property presents a wonderful opportunity for anyone seeking a modern home in a desirable location. With its spacious interiors and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Situation

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

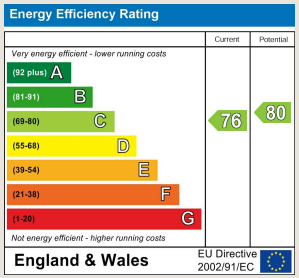
*All distances are approximate and sourced from Google Maps

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 Tax Band: C
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hall
Laminate flooring and stairs to first floor.

Cloakroom
Suite comprising low level w/c, hand basin, splashbacks, heated towel rail.

Living Room
An attractive room with radiator.

Kitchen/Dining Room
A light and spacious room which is the hub of the house with a good range of cupboards and drawers, breakfast bar, fitted oven, hob and extractor fan, plumbing for dish washer and washing machine, splashbacks and work surfaces. Doors to rear garden. Velux roof lights. This is a great room for entertaining friends and family.

Shower Area/Store
Shower, hand basin, splashbacks and storage.

First Floor

Landing
Airing cupboard.

Bedroom One
Radiator

Bedroom Two
Radiator

Bedroom Three
Radiator

Bathroom
Suite comprising shower cubicle, hand basin, low level w/c and heated towel rail.

Outside
Single Garage and Parking Space

Garden
Front garden with gravelled areas interspersed with shrubs.

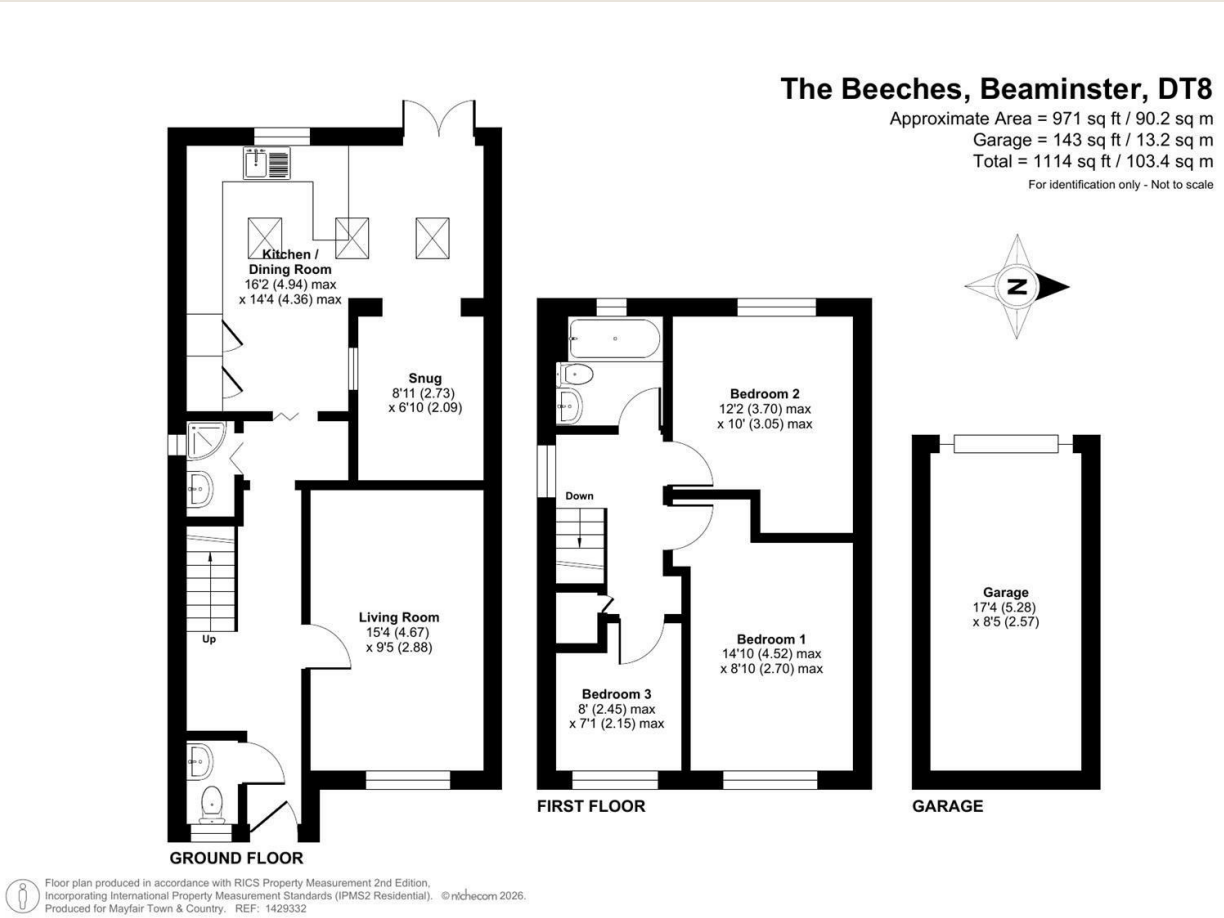
Rear garden walled and fenced with terrace which is ideal for alfresco dining and pond with gravelled surround. Flower/shrub beds and borders.

Material Information_
Additional information not previously mentioned
- Mains electric, gas and water.
- Mains Drainage
- Broadband and Mobile signal or coverage in the area.

Council Tax Band C

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)

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