

38 THE BEECHES

Dorset, DT8 3SN

£1,025 PCM

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

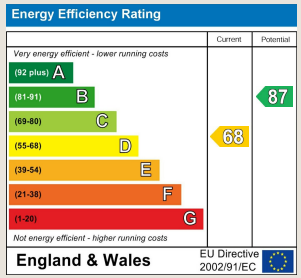
Two bedroom end of terrace house situated in a quiet residential area.
Accommodation comprises: Entrance lobby, living/dining room, (new carpets fitted) kitchen, conservatory, two double bedrooms and bathroom. Rear garden, and parking.
(Please note the garages in the photograph - do not belong to this property).
Mains gas, electricity, and water. Please contact Ofcom for broadband and mobile speeds as will depend on provider and package.

Situation

The local area

Local Authority

Dorset Council Council Tax Band: B
Tenure:
EPC Rating: D













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Description

A modern end of terrace house situated in a popular cul de sac. Accommodation includes entrance lobby, sitting room with dining area, kitchen (with cooker and space for tall fridge/freezer and washing machine), conservatory (with sliding doors to garden), two double bedrooms and bathroom (bath with shower over). Gas-fired central heating and UPVC double-glazed windows. Outside there is a driveway with tandem length parking for several vehicles, small front garden and enclosed rear garden. One child considered, but sorry, no pets, smokers or housing benefits

Kitchen

11'4" x 11'5" (3.45 x 3.48)
Fitted electric and gas oven, space for washing machine, space for freestanding fridge freezer, single sink and drainer unit, radiator.

Lounge

19'7" x 11'5" (5.97 x 3.48)
Fully fitted carpet, double glazed window to front, double radiator, under stairs cupboard, TV point.

Conservatory

12'2" x 7'3" (3.71 x 2.21)
Tiled flooring, double glazed sliding doors to rear garden.

Bedroom 1

11'4" x 11'2" (3.45 x 3.40)
Fully fitted carpet, double glazed window to rear, built in cupboard with hot water tank.

Bedroom 2

11'5" x 9'5" (3.48 x 2.87)
Fully fitted carpet, double glazed window to front, radiator.

Bathroom

Double glazed window to side, panel enclosed bath with shower above, pedestal wash hand basin, low level W.C.

Rear Garden

Patio area, timber shed and grass area.

Material Information ....

Additional information not previously mentioned
- Mains electric, gas and water
- Water metered
- Gas Central Heating
- Mains Sewerage
- No Flooding in the last 5 years
- Broadband and Mobile signal - check with Ofcom

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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