



10

Tunnel Road, Beaminster, Dorset

# 10

Tunnel Road  
Beaminster  
Dorset DT8 3BN

Spacious detached family home situated within walking distance of the town centre with good size garden, parking and garage.



- Modern fitted kitchen
- Two reception rooms
- Dual-aspect sitting room
- Walking distance to town
- Conservatory to rear
  - Garage to the rear
  - Gas central heating

Guide Price **£345,000**

Freehold

Private Treaty

Beaminster Sales  
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## INTRODUCTION

A well-positioned three bedroom detached house, built in the 1970s and within easy walking distance of Beaminster town centre, offering two reception rooms, a modern kitchen and a landscaped rear garden with garage.

## THE PROPERTY

This attractive three-bedroom detached home is situated within the sought-after town of Beaminster, offering well-balanced accommodation and excellent potential for long-term enjoyment.

The ground floor benefits from a recently fitted kitchen, installed approximately two years ago, finished to a high standard with a range of integrated appliances and ample storage. The sitting room is particularly spacious and enjoys a dual aspect, creating a bright and welcoming living space, with direct access through to a conservatory overlooking the rear garden.

On the first floor, there are two well-proportioned double bedrooms and a further single bedroom, ideal for family living or home working. The accommodation is served by a family bathroom together with a separate WC, providing added practicality.

## OUTSIDE

The property benefits from a generous rear garden which has been thoughtfully arranged over a series of stepped levels, creating a variety of usable outdoor spaces.

Immediately to the rear of the property is a paved seating area, ideal for outdoor dining and entertaining, with steps leading to further sections of garden. The garden is predominantly laid to lawn, complemented by planted borders and established greenery, offering both interest and a good degree of privacy.

The tiered layout provides flexibility, with areas suitable for relaxation, planting or potential further landscaping, appealing to both keen gardeners and those looking for a manageable outdoor space.

To the rear, there is access to a single garage, providing useful storage or parking.

## 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 and arts festival. 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). Super-fast broadband is available.

## DIRECTIONS

What3words:///spearhead.repeating.lookout

## SERVICES

Mains water, electricity and drainage are connected.  
Gas-fired central heating.

Broadband

Standard, superfast and ultra fast 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 - 01305 251010

Council Tax Band D.



| Energy Efficiency Rating   |   | Current | Potential |
|--|---|---------|-----------|
| The energy efficiency of a dwelling is measured on a scale from A (most efficient) to G (least efficient). |   |         |           |
| A  | B | C       | D         |
| E  | F | G       |           |
| Energy Efficiency Rating   |   | 68      | 79        |
| England & Wales  |   |         |           |

# Tunnel Road, Beaminster

Approximate Area = 1095 sq ft / 101.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1454441



BEA/ME/3823/11.5.26



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