

HANOVER COURT HOGSHILL STREET

Beaminster, DT8 3LR

Price £115,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated on Hogshill Street in the charming town of Beaminster, this serene ground floor flat offers a great mix of comfort and convenience. The property is ideal for individuals or couples over 60 seeking a relaxed lifestyle within Beaminster's vibrant community. Featuring 2 compact bedrooms, the larger of the two is currently used as a second reception room providing rear access to the private patio space. the kitchen is well-equipped and the perfect place for preparing your favourite meals. The living room is spacious and airy with plenty of room to entertain guests. The location is one of the stand out features of this property, Beaminster town centre is a short walk away providing you with easy access to all local amenities.

Situation

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

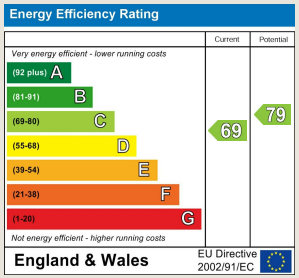
*All distances are approximate and sourced from Google Maps

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: B
Tenure: Leasehold
EPC Rating: C













PROPERTY DESCRIPTION

Communal Hallway
Shared hallway for access

Entrance Hallway
Storage cupboard, entry phone system, and airing cupboard

KItchen
Good Sized Kitchen featuring plenty of counter space, fitted hob, extractor fan and space for a fridge-freezer. Lots of cupboard space and front aspect double glazed windows.

Lounge/Diner
Spacious sitting room with dining area. Front aspect double glazed windows.

Bedroom 1
Spacious bedroom, which is currently utilised as a comfortable second reception room. Rear aspect, double doors leading on to own patio space and communal gardens

Bedroom 2
Single bedroom with rear aspect, useful storage cupboard

Bathroom
Bathroom is spacious with all utilities including, basin, W/C and bath/shower.

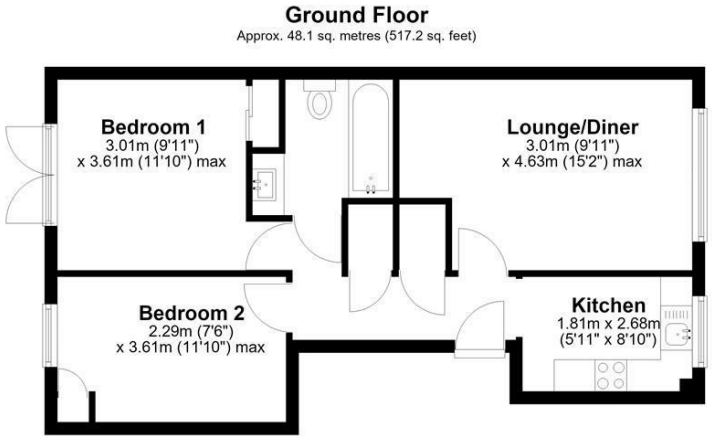
Agents note
Hanover Court is a private, over 60's development offering residents independent living arrangements yet with the benefit of an on-site manager. The apartment has an alarm phone system which connects to an on-line service (which is available 24 hours a day). This emergency call system is connected via the intercom system based in the private entrance hall. There are also emergency pull cords in some of the rooms.
This property is a leasehold, the lease has 59 years remaining expiring in 2085.
There is a service charge with monthly payments of £354.13 for the current year.

Material Information
Additional information not previously mentioned
- Mains electric, and water.
- Heating electric room heating.
- Mains drainage
- Flooding in the last 5 years.No
- Broadband and Mobile signal or coverage in the area.

Council Tax Band B

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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