



10 PILSDON CLOSE

Beaminster, DT8 3DF

Price £135,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

First floor two bedroom flat situated in a convenient location. Accommodation comprises: Entrance staircase leading to first floor, personal front door into hallway, bright and spacious living/dining room to the front of the property, door leading into kitchen, further door to the sunny balcony. Two double bedrooms situated to the rear of the flat overlooking the garden which is mainly laid to lawn. Bathroom with shower attachment on taps.

Situation

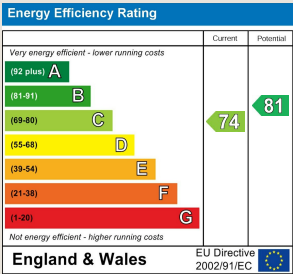
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

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: A
Tenure: Leasehold
EPC Rating: C



PROPERTY DESCRIPTION

Lounge

9'10" max x 13'10" (3.00 max x 4.24)

Front aspect, bright and spacious room, double glazed window, radiator

Kitchen

8'9" x 10'4" (2.67 x 3.15)

Fitted kitchen with space and plumbing for washing machine, gas hob, electric oven, extractor fan, stainless steel sink/drainer with mixer taps, door to balcony.

Double glazed window to front, space for fridge/freezer, cupboard housing central heating boiler

Bedroom 1

9'10" x 11'10" (3.02 x 3.63)

Rear aspect overlooking the garden, radiator double glazed window

Bedroom 2

9'10" x 7'8" (3.02 x 2.36)

Rear aspect, radiator, double glazed window

Bathroom

White bathroom suite comprising - bath with shower attachment to taps, WC and basin, double glazed window

Outside

Mainly laid to lawn accessed via a side gate

Allocated parking for one car, visitor parking.

Agents note

Outside storage cupboard next to the front door

Lease- 125 year lease from 2001 - approximately 100 years remaining

Ground rent is £200 per annum, the service charges are approx £2000 per annum.

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 or coverage in the area.

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

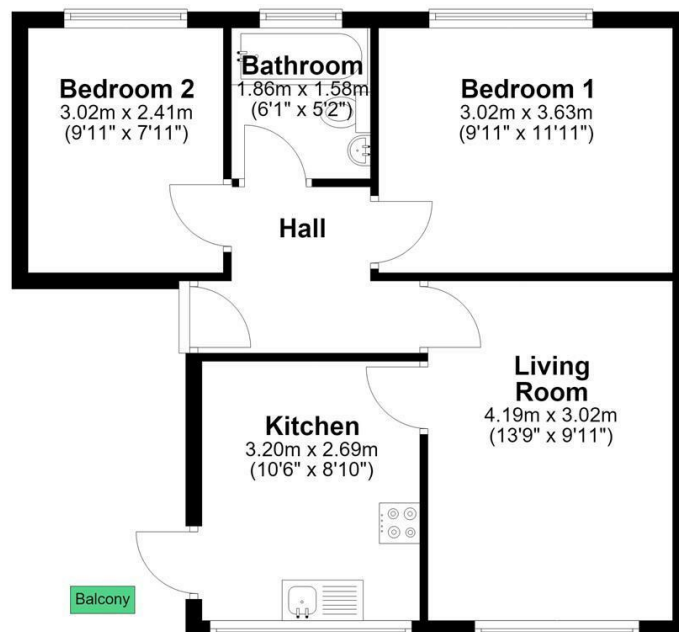
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

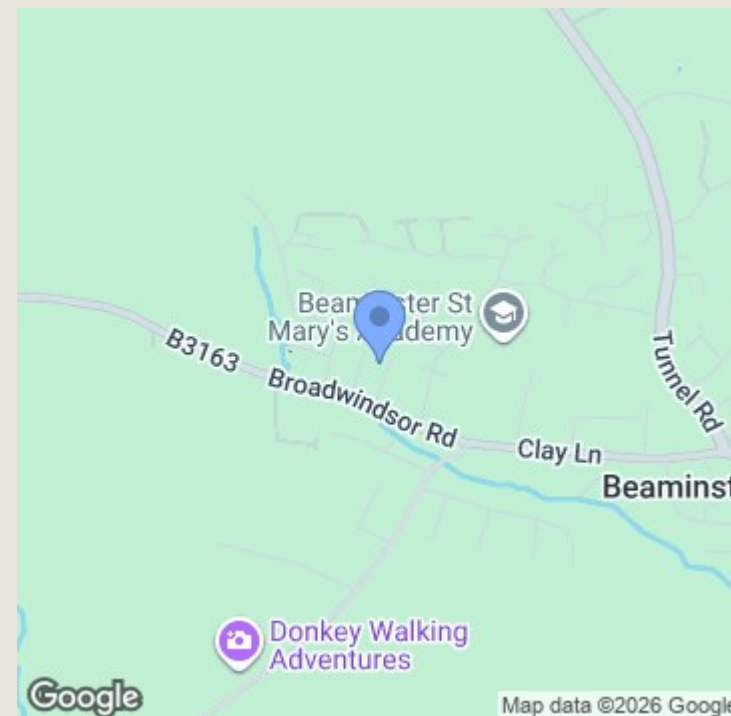
First Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



Total area: approx. 48.7 sq. metres (524.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminstor@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)

