



109. GERRARDS GREEN

Beaminster, DT8 3EA

Price Guide £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom end terrace home which has been partially re-furbished and benefits from ample driveway parking, popular family location and a generous rear garden. The accommodation in brief comprises porch, entrance hall, cloakroom, large sitting/dining room, kitchen, three bedrooms and a shower room. Outside there is a 22ft store and an additional shed.

Situation

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.

Local Authority

Dorset Council Tax Band: C
Tenure: Freehold
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Porch

9'1" × 7'6" (2.77 × 2.29)
Unfinished and a door into:

Entrance Hall

With a window to the side aspect and stairs rising to the first floor.

Cloakroom

With a window to the side aspect. Suite comprising low level WC and a wash hand basin with tiled splashbacks.

Sitting Room

23'5" × 10'9" (7.14 × 3.30)
With a window to the front aspect and a door to the rear opening out into the garden. Space for woodburning stove, ample shelving and storage, spotlights and a radiator. Open into:

Kitchen

14'4" × 10'0" (4.37 × 3.05)
With dual aspect windows to the front and rear and a door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, integrated electric oven, gas hob and an extractor fan over. Space for washing machine and fridge/freezer. Wall mounted gas central heating boiler, access to the loft, spotlights and tiling to all splash prone areas.

Landing

With a window to the side aspect, access to the loft and doors into:

Bedroom One

14'0" × 11'6" (4.29 × 3.53)
With a window to the front aspect, built in wardrobes and a radiator.

Bedroom Two

11'6" × 8'2" (3.53 × 2.49)
With a window to the rear aspect and a radiator.

Bedroom Three

8'9" × 8'2" max (2.67m × 2.49m max)
With a window to the rear aspect and a radiator.

Bathroom

With a window to the side aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, spotlights and tiling to all splash prone areas.

Outside

The front garden provides ample driveway parking. To the rear the garden is a great size, steps lead to the lawned area flower borders and patio abutting the rear of the property.

Store

22'8" × 8'9" (6.93 × 2.69)
With a door to the front and light.

Shed

9'8" × 8'11" (2.95 × 2.72)

Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered
- Gas central Heating & space for wood burner
- Mains Sewerage
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

There is a section 157 housing restriction on this property

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

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Approximate Area = 1136 sq ft / 105.5 sq m (includes garage)

For identification only - Not to scale



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

01308 862606

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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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

