4 ST. JAMES

Beaminster, DT8 3PW

Offers In Excess Of £350,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Beautifully presented semi detached family home within walking distance of Beaminster Square. Having been thoughtfully extended this property has 3 double bedrooms, 2 reception rooms, family bathroom, good sized kitchen with very well tended and pretty garden along with parking for 2 cars.

Situation

The local area*
7.0 x miles – Bridport
7.2 x miles – Crewkerne
8.4 x miles – Jurassic Coast

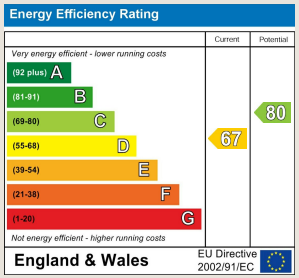
*All distances are approximate and sourced from Google Maps

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, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester.

Local Authority

Dorset Council Council Tax Band: A
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Porch
Entrance porch with tiled floor and window to front of the property.

Dining Room
This room has plenty of space to entertain with window to front aspect. Stairs with a good sized under stairs cupboard lead off this room to the first floor.

Sitting Room
With electric stove fire on granite hearth and window to front aspect.

Kitchen
Fully fitted range of shaker style kitchen units sit on a tiled floor with wood style worktop over base units, gas hob, electric oven, integrated dishwasher, space and plumbing for washing machine and one and a half bowl stainless steel sink and drainer under window looking out to the garden. The kitchen houses a recently replaced boiler that fuels the gas fired central heating system.

Bedroom One
Master bedroom with plenty of storage in the form large modern built in wardrobe and window to front aspect.

Bedroom Two
A well proportioned double bedroom with window to rear of the house that looks out onto the garden.

Bedroom Three
Very good sized double bedroom with built in wardrobes and window to front aspect.

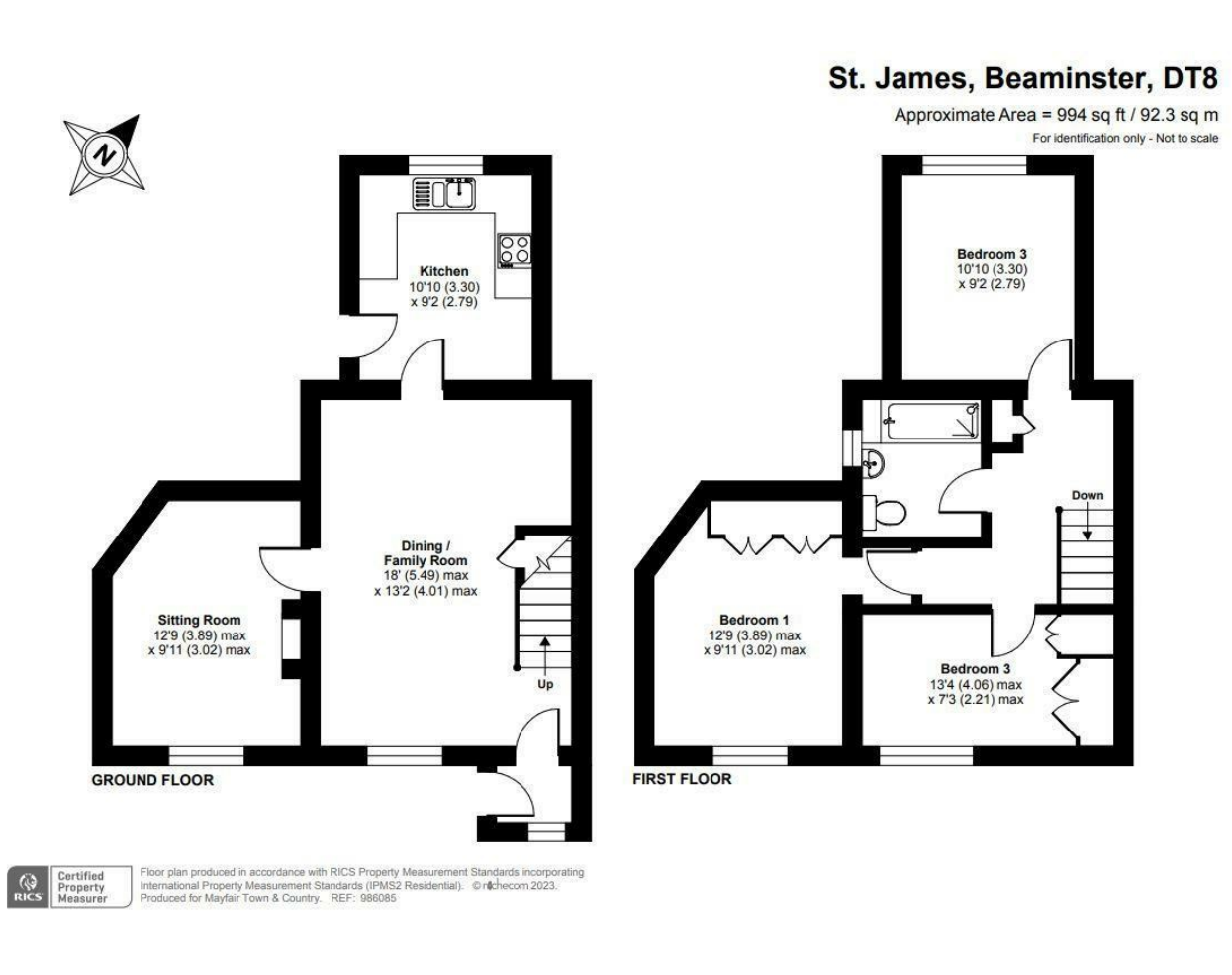
Bathroom
Immaculately presented, recently modernised family bathroom with bath, thermostatic mixer shower over, close coupled WC, wash hand basin and heated towel rail.

Outside
To the front of the property there is a driveway with parking for 2 cars alongside a wooden bin store and a storage shed to the side of the house. To the rear there is a good sized patio area currently used for outside dining and relaxing along with a storage shed. With steps up to an area of lawn and some lovely well established shrubs alongside a pretty summer house this garden has been well thought out and cared for.

Material Information_
Additional information not previously mentioned
- Mains electric, gas and water.
- Gas fired central heating.
- No flooding in last 5 years.

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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The Property Ombudsman