



**24 RIDGEWAY VIEW**

Beaminster, DT8 3SR

**50% Shared Ownership £175,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Located on the edge of the charming town of Beaminster, 24 Ridgeway View presents an excellent opportunity for those seeking a delightful detached house. This modern property, boasts a well-designed layout that is both functional and inviting. Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet family evenings. The house features three comfortable bedrooms, providing ample space for a growing family or guests. The well-appointed bathroom ensures convenience and comfort for all residents. For those with vehicles, the property offers parking for three vehicles, a valuable asset in this desirable area. In summary, the property is a wonderful detached house that combines comfort, convenience, and modern living.

## 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: C  
Tenure: Leasehold  
EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B	82	
(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

## Entrance Hall

Radiator, coat cupboard.

## Living Room

A fine dual aspect room with radiator and double doors to garden.

## Kitchen/Breakfast Room

Double bowl sink unit with mixer tap, range of cupboards and drawers, worktops, larder cupboard, gas central heating boiler, plumbing for washing machine and dish washer. Fitted oven ,hob and extractor fan.

## Cloakroom

Suite comprising Low level w/c and hand basin

## First Floor

### Landing

Radiator and cupboard.

### Bedroom One

Radiator and dual aspect.

### Bedroom Two

Radiator

### Bedroom Three

Radiator

## Bathroom

Suite comprising panelled bath ,low level w/c, hand basin and radiator.

## Outside

Two parking spaces.

## Gardens

Front gardens with lawn and shrubs.

Rear gardens with paved and gravelled terrace, lawn and conifers.

## Agents Note

Council Tax Band - C . There is a monthly service charge of £14.66, this is for the grounds maintenance, buildings insurance, sinking fund and management fee. 50% shared ownership property, Aster are the housing association. The lease is 125 years from 2021, the lease allows the occupier to staircase to 100%. The monthly rent for the remaining 50% is £405.95. Remainder of the NHBC Guarantee

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating.
- Mains drainage
- To the front of the house is a housing development which is currently under construction.

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

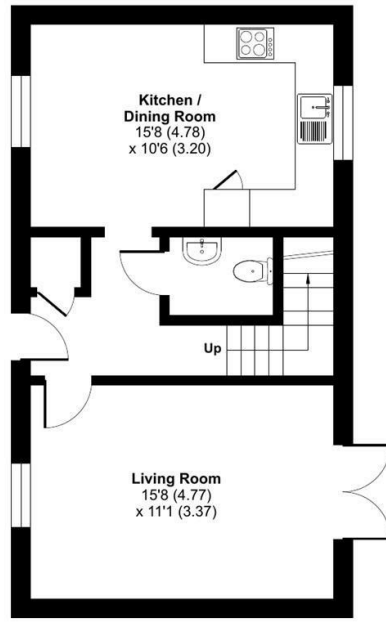
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

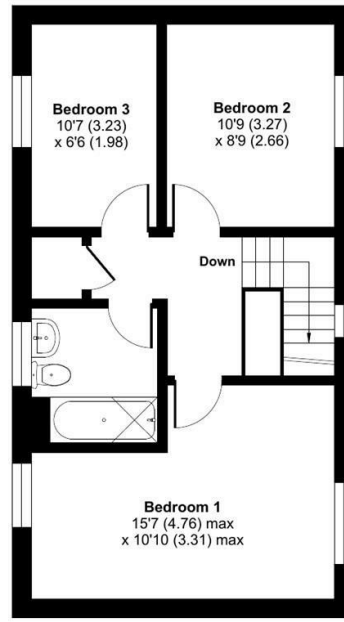
## Ridgeway View, St. James, Beaminster, DT8

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2026. Produced for Mayfair Town & Country. REF: 1454589



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

**01308 862606**

[beaminster@mayfairproperties.net](mailto: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)

