

property details **approval form**

4 Middle Green, Beaminster, Dorset, DT8 3SJ

Date: 31 July 2026

Property Ref and Version: CRK106764 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 1-3 Market Square, CREWKERNE, Somerset, TA18 7LE

T 01460 73421 **E** Crewkerne@fox-and-sons.co.uk

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>> **price**

£200,000

Tenure: Freehold

>> **key features**

- > End of Terrace House
- > Three Bedrooms
- > Lounge / Diner
- > Garden And Off Road Parking
- > Popular Town Location
- > NO ONWARD CHAIN!
- > EPC Rating: C

>> **short description**

A great opportunity to purchase this three bedroom end of terrace house set in a popular location. The property, which would benefit from a program of refurbishment, offers accommodation including a good size lounge/diner and downstairs WC. Outside there is an enclosed garden and off road parking.

>> **long description**

>> **directions**

>> **Agent Note**

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> **room description**

Entrance Porch

Door to front. Storage Cupboard. Door to entrance hall.

Entrance Hall

Stairs rising to first floor. Doors to kitchen, lounge/diner and WC.

Kitchen

9' 1" x 8' 5" (2.77m x 2.57m)

Front aspect double glazed window. There are existing works surfaces, wall units and a sink, but the room would benefit from refurbishment.

Lounge / Diner

18' 3" x 15' 5" (5.56m x 4.70m)

Dual aspect room with double glazed windows to side and rear. Door to rear garden. Storage cupboard. Two radiators.

First Floor

Landing

Side aspect double glazed window. Airing cupboard. Doors to all bedrooms and bathroom.

Bedroom One

14' 2" x 9' 3" (4.32m x 2.82m)

Front aspect double glazed window. Radiator.

Bedroom Two

10' 3" x 9' 3" (3.12m x 2.82m)

Rear aspect double glazed window. Storage cupboard. Radiator.

Bedroom Three

8' 4" x 6' 2" (2.54m x 1.88m)

Rear aspect double glazed window. Radiator.

Bathroom

Front aspect double glazed window. Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC.

Outside

At the front of the house there is a hardstanding area providing off road parking. The enclosed garden is of a good size and is laid to paving and gravel at the rear, with a lawned garden to the side.

Agents Note

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>> room description

~~This property is part of a large Title that includes other properties that are not included in this sale. The creation of a~~
new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The monthly service charge of £40.22 is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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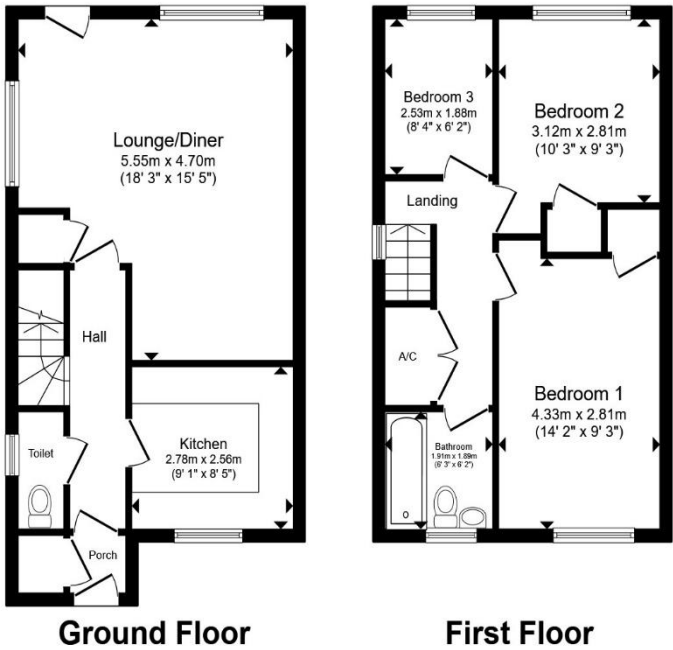
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>> floor plan



Total floor area 80.2 m² (864 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Lucy Judd		
FAO Sue Jarrard Stonewater Limited		

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