HANOVER COURT HOGSHILL STREET

Beaminster, DT8 3LR

Price Guide £115,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

Located on Hogshill Street in the charming town of Beaminster, this delightful ground floor flat offers a blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples who are over 60 seeking a peaceful retreat in a vibrant community. The flat boasts a practical layout that maximises space and light, creating a warm and inviting atmosphere. The living areas are designed for both relaxation and entertaining, making it easy to enjoy time with loved ones. The kitchen is functional and well-equipped, providing everything you need to prepare delicious meals. One of the standout features of this property is its enviable location. A level walk to local amenities means that shops, cafes, and essential services are just a stone's throw away, allowing for a lifestyle of ease and accessibility. Covered Car Port and guest parking.

Situation

The local area
6.0 miles – Bridport
6.2 miles – Crewkerne
7.4 miles – Jurassic Coast

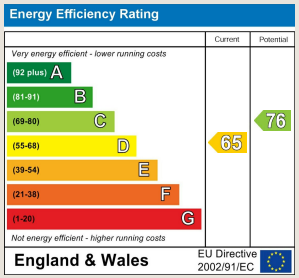
*All distances are approximate and sourced from Google Maps

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 Council Tax Band: B
Tenure: Leasehold
EPC Rating: D



PROPERTY DESCRIPTION

Communal Hall

Entrance Hall
Cupboard and airing cupboard. Night storage heater.

Kitchen
Good range of cupboards and drawers, fitted oven .hob and extractor, fitted fridge freezer, splashbacks and worktops.

Sitting/Dining Room
Night storage heater.

Bedroom One
Night storage heater and wardrobe.

Bedroom Two

Bathroom
Suite comprising Shower cubicle, low level w/c and hand basin.

Parking
Covered Car Port.
Guest parking

Agents Note
Hanover Court is a private, over 60's development offering residents independent living arrangements yet with the benefit of an on-site warden. The apartment has an alarm phone system which connects to an on-line service (which is available 24 hours a day). This emergency call system is connected via the intercom system based in the private entrance hall. There are also emergency pull cords in some of the rooms. Pets possible by permission.
It would be possible to apply for a new lease upon agreement of purchase, for a cost of £633 plus Disbursements. Please ask for more details
The property is leasehold with a remaining lease of 61 years. A 99 year lease expiring in 2087.
There is a service charge with monthly payments of £354.13 for the current year.

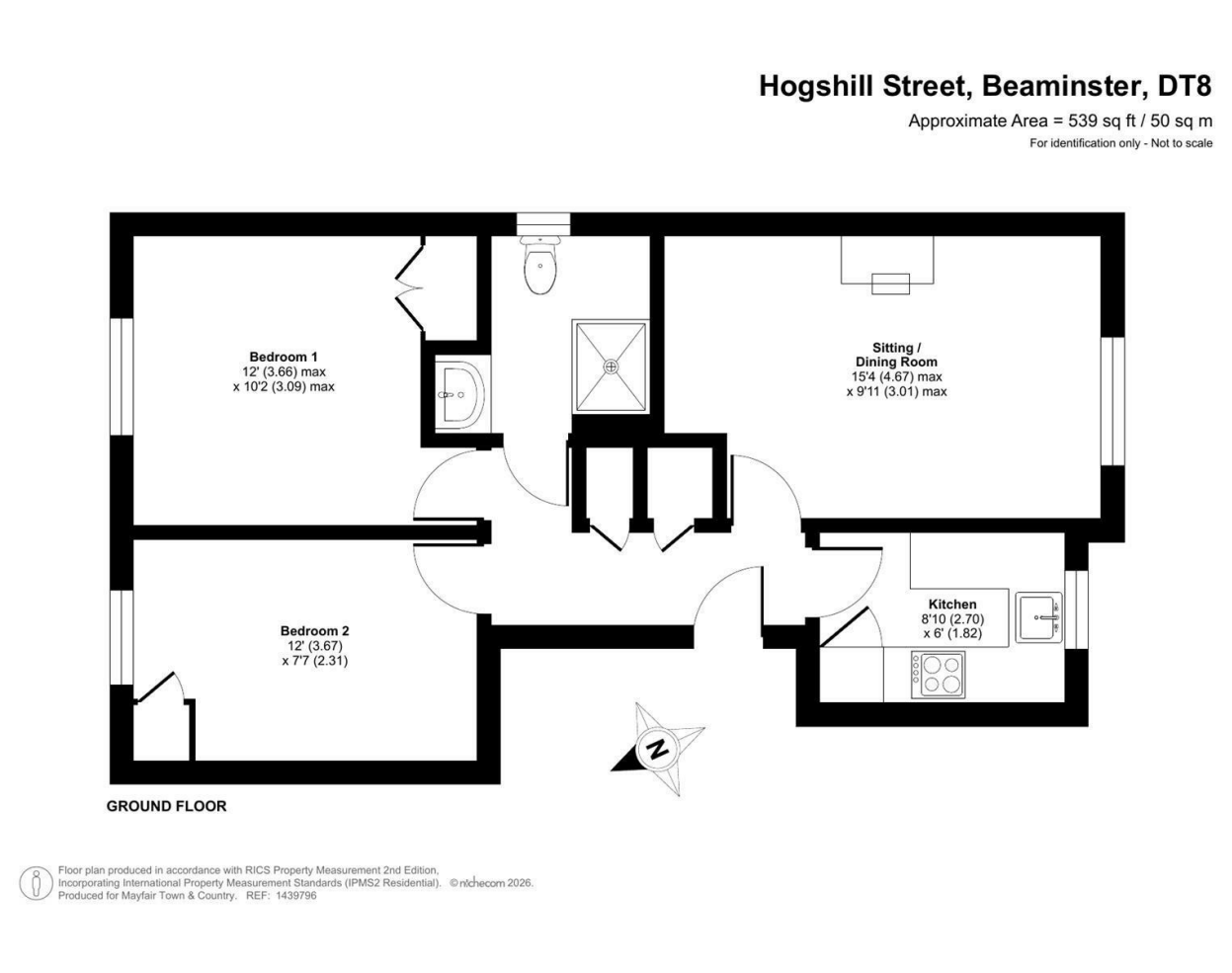
Communal Garden
Hanover Court benefits from maintained communal areas of lawn and paved terraces with wooden benches to sit and enjoy the surroundings. Various mature shrubs and small trees line the gardens with further areas of private lawns being nicely tucked-away, behind the apartments. Allocated bin storage area, clothes drying area. All gardens are maintained through the management company.

Material Information_
Additional information not previously mentioned
- Mains electric, and water.
- Heating electric room heating.
- Mains drainage
- Flooding in the last 5 years.No
- Broadband and Mobile signal or coverage in the area.

Council Tax Band B

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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