



Symonds
& Sampson

20 Ridgeway View

St. James, Beaminster, Dorset

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St. James
Beaminster
Dorset DT8 3FR

A modern two-bedroom home built in 2021, situated on the outskirts of the popular market town of Beaminster.



- 5 Years NHBC remaining
- Large reception room
 - Modern kitchen
 - Modern bathroom
- Enclosed sizeable garden
 - Allocated Parking
 - No onward chain
 - Viewing advised

Guide Price **£235,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

This attractive modern property is well positioned within easy reach of Beaminster town and benefits from the remainder of its NHBC warranty. The accommodation is well balanced and suited to a range of buyers, with off-road parking and an enclosed rear garden.

PROPERTY

The property offers beautifully presented accommodation arranged over two thoughtfully designed floors. The ground floor comprises a stylish modern kitchen fitted with integrated appliances, a convenient ground-floor WC, and a generously proportioned sitting room with ample space for dining furniture. This inviting living area is further enhanced by French doors that open directly onto the garden, allowing natural light to flood the space.

To the first floor are two comfortable double bedrooms, with the principal bedroom benefiting from built-in storage, together with a sleek and contemporary family bathroom.

EXTERNAL

To the front of the property, off-road parking is provided for two vehicles. The enclosed rear garden has been thoughtfully designed, featuring a raised decked seating area perfect for relaxing or entertaining, a well-kept lawn,

and a practical storage shed, all creating a private and inviting outdoor space.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

SERVICES

Mains water, gas and electricity are connected.

Broadband coverage

Standard and superfast broadband is available.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone

There is mobile phone coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

COVENANTS

This property has restrictive covenants which is the case with some properties. The vendor has no knowledge of any issue caused by the covenants For further information please contact the office.

MATERIAL INFORMATION

There is planning for a proposed development which is yet to be built near by.

There is a management charge of £10.15 per month/ £121.80 per annum

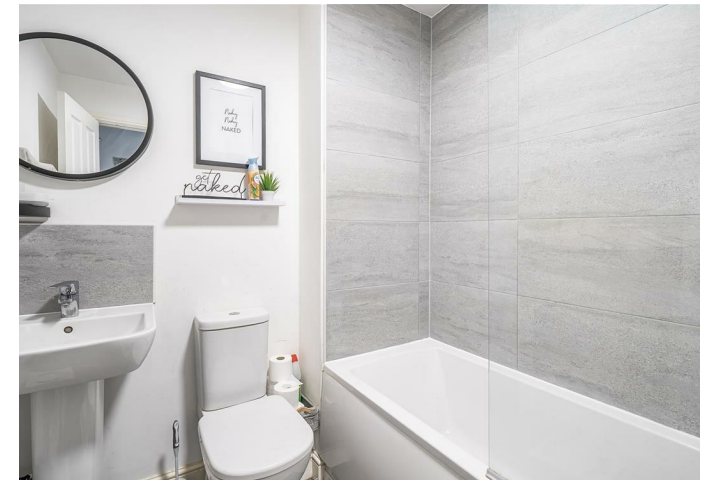
DIRECTIONS

What3words ///dialects.slick.mailings

LOCAL AUTHORITY

Dorset Council - 01305 251010

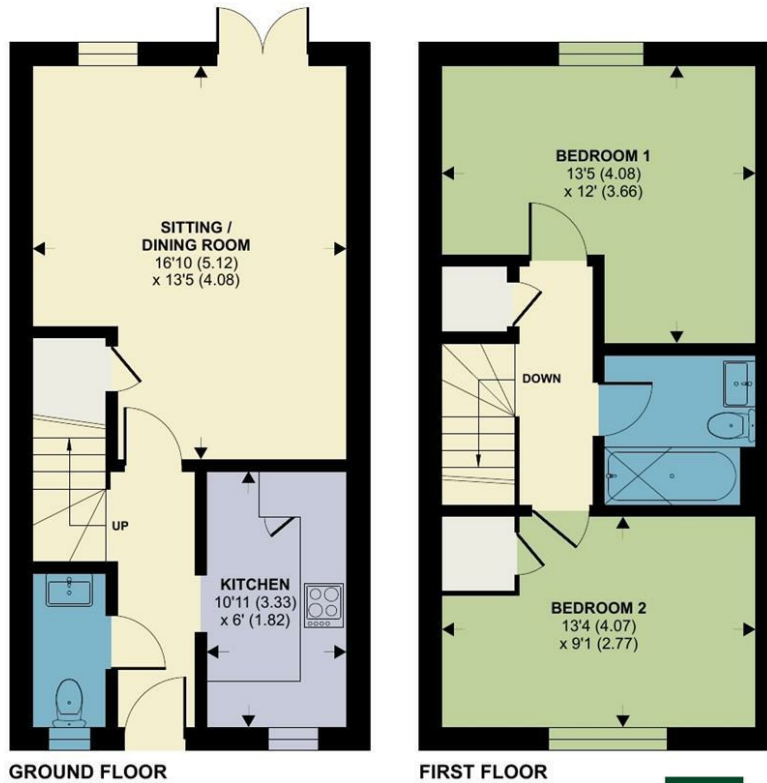
Council Tax Band D.



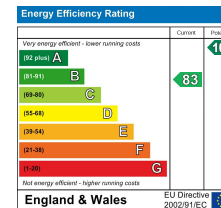
Ridgeway View, St. James, Beaminster

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1397810



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