



28 PILSDON CLOSE

Beaminster, DT8 3DF

Price £159,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

First Floor two bedroom apartment situated in a convenient location. Accommodation in brief comprises: personal front door with stairs leading to the first floor, hallway with doors leading to adjacent rooms, living room with front aspect, well fitted kitchen offering ample storage, two good size bedrooms at the rear of the property, bathroom, front garden and two tandem parking spaces. The maintenance costs are split 50/50 with first floor flat. along with annual building insurance costs.

Situation

Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

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: A
Tenure: Leasehold
EPC Rating: C

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

The property has a private entrance with a staircase and room to hang coats.

Living room

Spacious living space with an electric fireplace and plenty of room for a large sofa, radiator and doubled glazed.

Bedroom 1

Rear Aspect featuring a large doubled glazed window and radiator, lots of space for storage.

Bedroom 2

Rear Aspect, built in cupboards, radiator and double glazed windows.

Bathroom

White and orange bathroom comprising, bath shower taps attachment, WC and basin, doubled glazed window.

Kitchen

Fitted kitchen featuring space and plumbing for a washing machine, stainless steel sink, gas hob and electric oven, extractor fan, space for a fridge/freezer, plenty of cupboards for storage, built in cupboard for boiler.

Outside

Pebbled front garden, plants at the front, space for a washing line centrally.

Agents note

Maintenance is split 50/50 between the two flats. Annual building insurance cost split.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas Central Heating

- Mains Sewerage
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

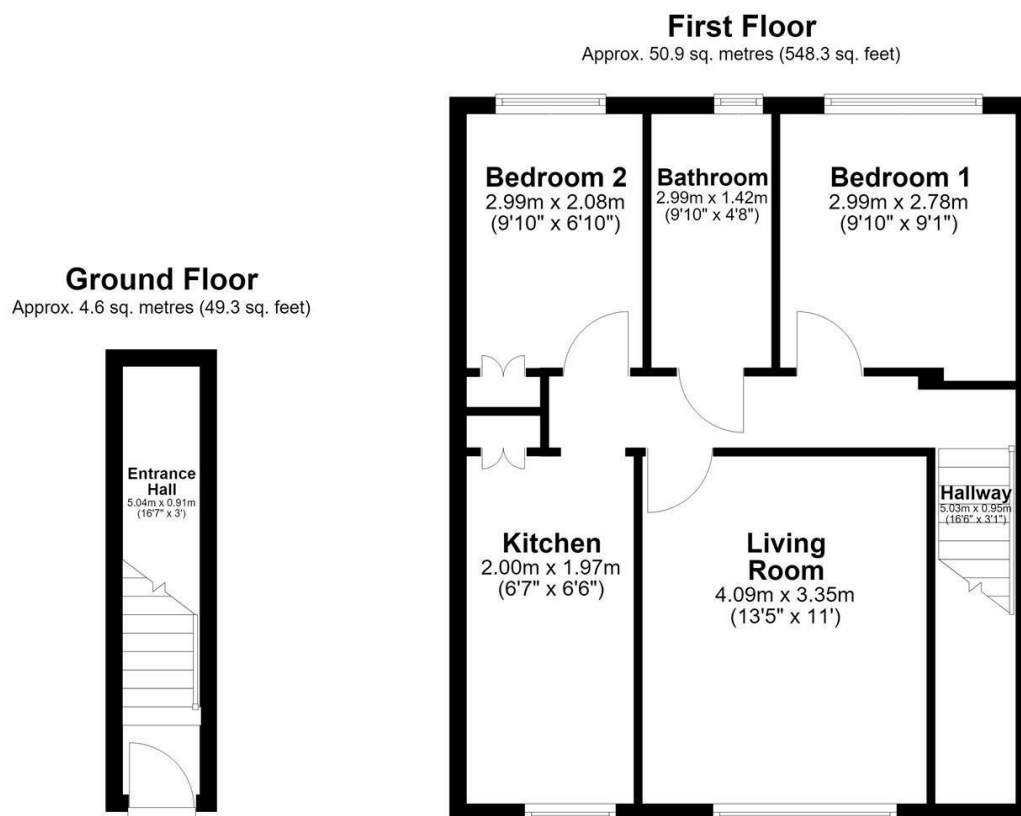
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

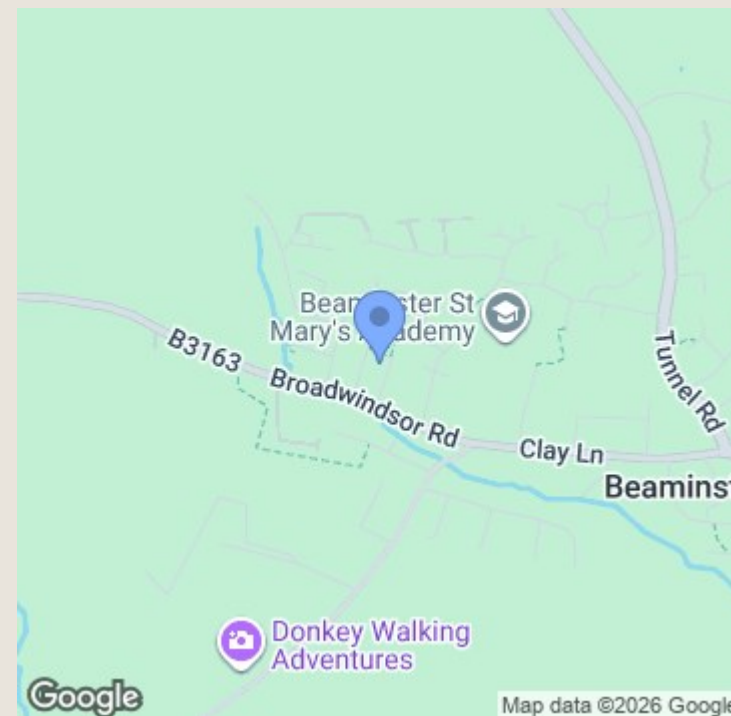
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



Total area: approx. 55.5 sq. metres (597.6 sq. feet)



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

01308 862606

beaminst@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)

