

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds  
& Sampson

A two-story stone cottage with a tiled roof, white-framed windows with shutters, and a dark door with a small porch. The house is surrounded by a green lawn and potted plants. A sign on the door reads 'Driftwood Cottage 3'.

# Driftwood Cottage

3 Tunnel Road, Beaminster, Dorset

# Driftwood Cottage

3 Tunnel Road  
Beaminster  
Dorset DT8 3BQ

A beautifully presented family home with modern interiors and a sunny west-facing garden.



- Semi-detached
- Dual aspect sitting room
- Three double bedrooms
  - Two bathrooms
- Enclosed rear garden
  - Garage and parking
- Short walk from town centre

Guide Price **£430,000**

Freehold

Private Treaty

Beaminster Sales  
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## INTRODUCTION

A well-presented family home offering modern and well-balanced accommodation, together with a sunny west-facing garden, garage and parking. The property provides comfortable living space suited to modern lifestyles, with a practical layout and good access to the outside, making it ideal for both everyday living and entertaining. Situated just a short walk from the town centre.

## THE PROPERTY

The property offers well-arranged accommodation with a practical and balanced layout.

The sitting room is a generous reception space, featuring an electric fire and French doors opening onto the garden, creating a light and comfortable living area.

The kitchen is fitted with a range of modern high gloss wall and base units with wood-effect worktops, complemented by a selection of integrated appliances including a range cooker with extractor hood, tall fridge freezer and dishwasher. There is also space for a dining table, providing an ideal setting for everyday meals and entertaining.

A useful utility room provides additional storage and space for appliances, with a sink and drainer, wall-mounted Vaillant boiler, and access to the garden.

Further ground floor accommodation includes a cloakroom fitted with a WC and wash hand basin.

On the first floor, there are three double bedrooms and a further single bedroom. The principal bedroom benefits from a modern en-suite shower room with walk in shower, WC, wash hand basin and heated towel rail.

The remaining bedrooms are served by a separate wet-room with WC and wash hand basin.

## OUTSIDE

To the front of the property is a low-maintenance garden with a pathway leading to the entrance.

To the rear, the property enjoys a sunny west-facing garden, thoughtfully arranged with a variety of mature shrubs set within a raised central planting bed. A generous sun terrace extends from the property, providing an ideal space for outdoor seating and entertaining, with steps and a pathway leading through the garden.

A rear gate provides access to the parking area and a single garage with an up-and-over door.

## 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).

## DIRECTIONS

What3words///bets.foresight.shipped

## SERVICES

Mains water, electricity and drainage is connected.  
Gas-fired central heating.

There is a monthly payment of £20 payable on the 1st of the month to The Oaks Tunnel Road Management Ltd for the ongoing maintenance contract, for the communal land at the rear of the property. The vendor will pay the first 12 months. Please ask for further information.

### Broadband

Standard, superfast and ultra-fast broadband is available.  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Mobile Phone

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

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

## LOCAL AUTHORITY

Dorset Council - 01305 251010  
Council Tax Band E.

## MATERIAL INFORMATION

At the time of launching the property to the market any incoming owner is required to take a share in the Management Company and become a registered member. A £1 share will be transferred to the new owner, who will then be recorded as a member with Companies House. Please note that there is a solicitor's fee for processing the share transfer and completing the required filings. This cost should be factored into the sale of your property and not at the cost of the management company. The current fee for this service is £200 + VAT, which will be paid by the vendor. Quoted for through Every's Solicitors who has managed the requirements in relation to the newly established management company so far. Please ask for further information.



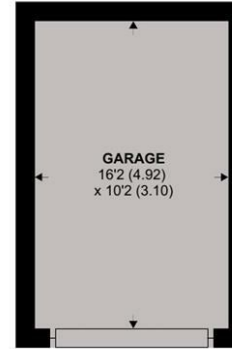
# Tunnel Road, Beaminster

Approximate Area = 1258 sq ft / 116.8 sq m

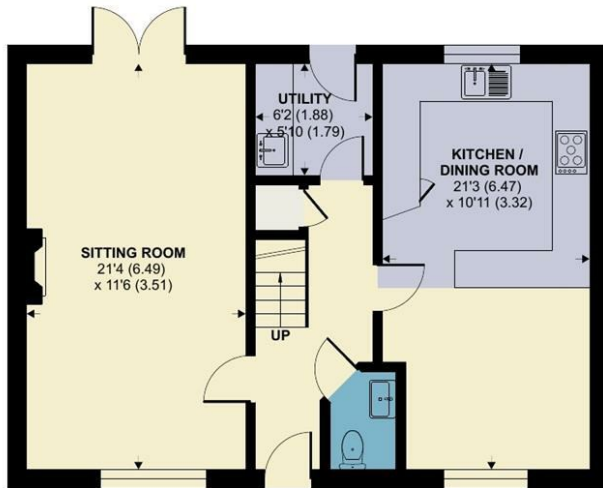
Garage = 164 sq ft / 15.2 sq m

Total = 1422 sq ft / 132 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



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: 1449000



Energy Efficiency Rating		Current	Target
Minimum energy efficient dwellings (MEES)			
100-109	A	77	87
81-100	B		
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
Minimum energy efficient dwellings (MEES)			
England & Wales			
EU Directive 2002/91/EC			



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