



11 CLAY LANE

Beaminster, DT8 3BU

Price Guide £340,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully presented three bedroom, plus loft room cottage situated within a short walk of amenities. The accommodation in brief comprises entrance hall, sitting room, open plan kitchen/dining room, conservatory and utility room. On the first floor, three bedrooms and a bathroom and on the second floor, a useful loft room. To the rear the garden is a generous size with lovely views across countryside.



## Situation

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 local area

The local area\* 6.4 x miles - Bridport 7 x miles - Crewkerne 7.9 x miles - Jurassic Coast

## Local Authority

Council Tax Band:  
Tenure: Freehold  
EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Stairs rising to the first floor with a storage cupboard under. Radiator and doors into:

## Sitting Room

12'0" × 10'7" (3.66 × 3.25)

With a window to the front aspect, woodburning stove, radiator, television point and open into:

## Kitchen/Dining Room

18'4" × 10'11" (5.59 × 3.35)

With a window to the rear aspect, french doors into the conservatory and a single door into the utility room. Newly fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, space for gas belling cooker, large island, integrated fridge/freezer, spotlights, radiator and tiling to all splash prone areas.

## Conservatory

9'8" × 6'7" (2.95 × 2.01)

With windows, single door opening out into the garden.

## Utility Room/Cloakroom

10'7" × 4'3" (3.25 × 1.32)

With a window to the rear. low level WC, wash hand basin with vanity storage and space for washing machine.

## Landing

Stairs rising to the second floor and doors into:

## Bedroom One

12'2" × 10'11" (3.73 × 3.35)

With a window to the rear aspect and a radiator.

## Bedroom Two

12'4" × 7'3" (3.76 × 2.21)

With a window to the front aspect, built in wardrobe.

## Bedroom Three

7'4" × 5'8" (2.24 × 1.75)

With a window to the front aspect.

## Bathroom

With a window to the rear aspect. Suite comprising roll top bath, low level WC, wash hand basin, separate shower cubicle, tiled floor, heated towel rail and tiling to all splash prone areas.

## Loft Room

18'6" × 12'0" (5.64 × 3.66)

Velux windows, storage in the eaves, storage cupboard.

## Outside

To the rear the garden is a generous size, mainly laid to lawn, flower borders, shed and patio abutting the rear of the property. Shared side passage with the neighbor.

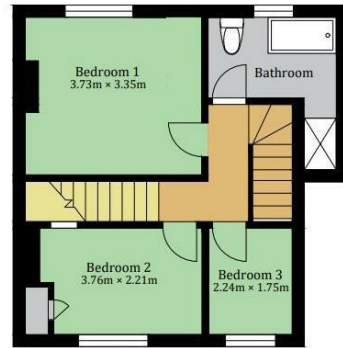
## Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was installed in June 2020. A number of windows were replaced in June 2023. The conservatory was replaced in June 2023.

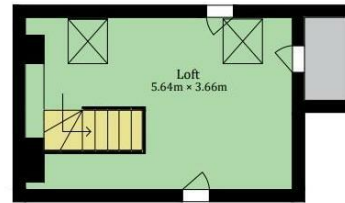
## 11 Clay Lane, Beaminster, Dorset, DT8 3BU



Ground Floor



First Floor



Second Floor



### Aprox Gross Internal Area = 108.6 sqm

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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

**01308 862606**

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### 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)

