



HANOVER COURT

Beaminster, DT8 3LR

Price £128,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located on Hogshill Street in the charming town of Beaminster, this delightful ground floor flat offers a perfect 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. Beaminster itself is known for its picturesque streets and friendly community, making it a wonderful place to call home.

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 Tax Band: B
 Tenure: Leasehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Entrance

A secure intercom entry system leads to a communal hallway. The front door to the apartment leads to a private entrance hall with two floor to ceiling sized built in cupboards and a radiator. One of these is a practical and generous airing cupboard.

Private Entrance Hall

Radiator, 2 cupboards.

Sitting Room

A light and spacious room with radiator and a large bay window overlooking the well maintained pretty communal gardens.

Kitchen

Attractively fitted with a range of shaker style cupboards and drawers. There is an integrated oven, hob, fridge and washing machine. Single bowl sink with splash backs. The window overlooks the front gardens.

Bedroom One

Overlooking the communal gardens a double bedroom with an integral double wardrobe with sliding doors.

Bedroom Two

Light and airy large single bedroom with integral wardrobe. A door leads to a small outside patio.

Shower Room

Contemporary suite with large double walk-in shower, hand basin and wc. Radiator and towel rail.

Communal Gardens

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.

Parking

Residents and guest parking is available on entering the development.

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.

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.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Heating electric room heating.
- Sewerage septic tank or cesspit etc. Please state.
- Flooding in the last 5 years or not. 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:

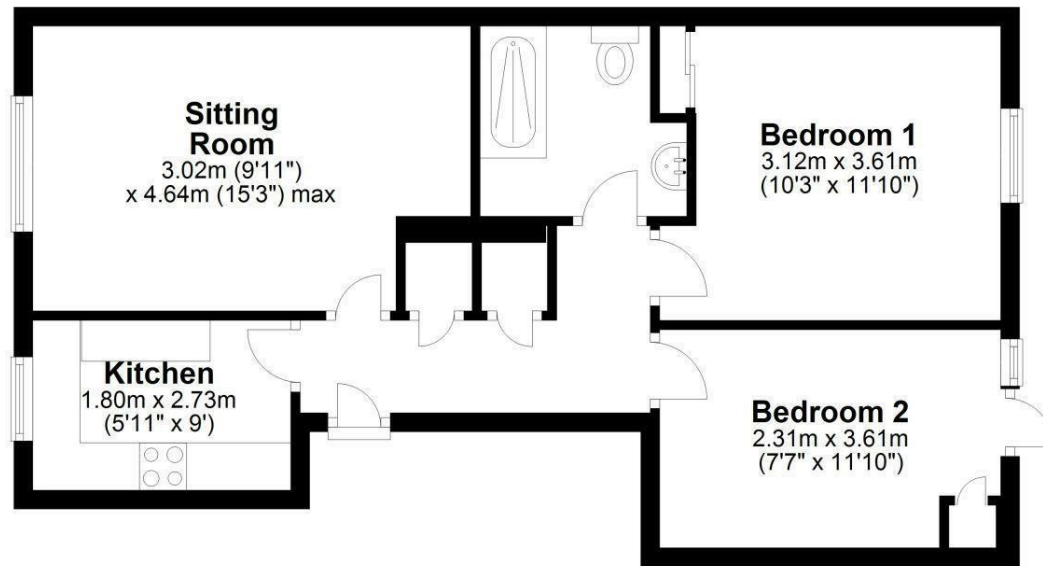
checker.ofcom.org.uk/en-gb/mobile-coverage

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

Flood Information:

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

Hanover Court, Beaminster



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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)

