

46 HOGSHILL STREET

Beaminster, DT8 3AA

£995 PCM

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming Grade II listed cottage located in the heart of Beaminster's historic Town surrounded by excellent local amenities, this property has been lovingly refurbished and now offers comfortable accommodation comprising: Entrance porch, living room with log burner, well equipped kitchen with door leading to delightful rear garden, shower room on the ground floor, double bedroom to the front and single bedroom to the rear with en-suite toilet. This cottage is available fully furnished or part furnished. Mains Gas, water and electricity. Please check with Ofcom for mobile & broadband coverage as speeds will depend on package and provider. One small pet maybe considered. Annual parking permit available to purchase from ~Dorset council currently £305 for use of Yarn Barton Car park which is a short walk away.

Situation

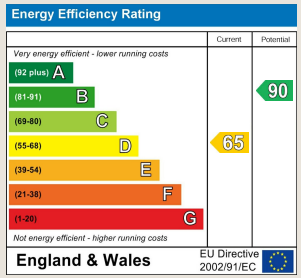
REDUCED TO SELL! A charming cottage located in the heart of Beaminster's historic Town surrounded by excellent local amenities, this property has been lovingly refurbished by the current owners and now offers comfortable accommodation arranged over two floors with a pretty and enclosed rear garden.

The local area

Located a short distance from Beaminster town centre with a range of amenities including schools, mini-supermarket, grocer, butcher, pubs and restaurants to name but a few.

Local Authority

Dorset Council Council Tax Band: B
Tenure:
EPC Rating: D













PROPERTY DESCRIPTION

Entrance Hall
Property is entered via a wooden front door via a small step into the Entrance hall with space to hang coats before entering the house.

Sitting Room

12'6" x 11'3" (3.81 x 3.43)
Charming room with sash window to the front covered by made to measure wooden shutters. Fire place housing woodburning stove. Door leading to Kitchen with cupboard under the stairs and further door leading to the stairs to the first floor

Kitchen

12'6" x 5'10" (3.81 x 1.78 (3.80 x 1.79))
With a range of painted wall and base units, built in eye-level oven. Gas fired four burner hob inset into work surface, space for American style fridge freezer. Stainless steel sink with drainer, solid wooden work surfaces, tiled splash backs, Sash window overlooking patio area to the rear,

Shower Room

6'7" x 4'11" (2.01 x 1.50)
Completely re-modelled in recent months, the shower room now boasts a fully tiled walk-in shower with glass screen, low level wc and wash hand basin.

Bedroom 1

12'6" x 10'7" (3.81 x 3.23 (3.80 x 3.22))
A spacious and bright room with original sash window and lovely views over the roof tops and onto the hills in the distance.

Bedroom 2

9'5" x 6'5" (2.87 x 1.96 (2.88 x 1.95))
A charming room positioned at the rear of the house and overlooking the gardens, with a door leading to a WC.

Rear Garden
The gardens are completely enclosed and walled on one side, with borders either side leading up to a terraced seating area. Directly outside the back door is a patio area for al fresco dining.

Material Information ....
Additional information not previously mentioned
- Mains electric, gas and water
- Water metered
- Gas Central Heating &, wood burner
- 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. 50.2 sq. metres

For Illustrative Purposes:- all measurements and fittings, their sizes and locations are shown conventionally and are approximate only.
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Plan produced using PlanUp.

Hogshill Street, Beaminster



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)

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