



34 FLEET STREET

Beaminster, DT8 3EF

£995 PCM

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

**** AVAILABLE OCTOBER**** - This charming two bedroom terraced property is ideally situated in the delightful town of Beaminster. Accommodation comprises: two well-proportioned bedrooms, cosy reception room with log burner, well fitted kitchen, bathroom and delightful garden at the rear. The area boasts a variety of local shops, cafes, and amenities, all within easy reach. Additionally, the beautiful countryside is just a stone's throw away, providing endless opportunities for outdoor activities and exploration.

Please check with Ofcom for mobile/broadband speeds as will depend on your package and provider.

Car Parking Permit available to purchase for nearby car park

Situation

The local area*

6.4 x miles – Bridport

7 x miles – Crewkerne

7.9 x 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.

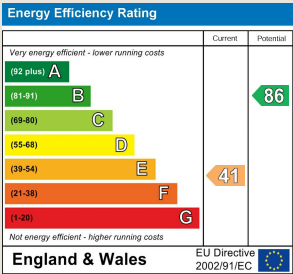
Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne.

Local Authority

Dorset Council Tax Band: C

Tenure:

EPC Rating: E



PROPERTY DESCRIPTION

Entrance Hall

Tiled floor.

Living Room

A charming room with woodblock flooring, fireplace with wood burner, electric heater and window seat.

Kitchen/Breakfast Room

A great room which is the hub of the cottage. Tiled floor, range of cupboards and drawers, fitted oven and hob, extractor fan and fridge freezer. Splashbacks and worktops, plumbing for washing machine, larder cupboard and electric heater. Door to rear garden.

First Floor

Landing

Sky light.

Bedroom One

Electric heater.

Bedroom Two

Cupboard, electric heater and views across Beaminster.

Bathroom

Skylight, suite comprising shower with monsoon shower head, low level w/c, hand basin, splashbacks.

Outside

Gardens

The gardens are located to the rear and comprise paved and decked areas with useful garden shed.

Material Information_

Additional information not previously mentioned

- Mains electric, and water.
- Mains drainage
- 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



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)

