



2 STYLES CLOSE
Beaminster, DT8 3BP

Price Guide £475,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the charming town of Beaminster, 2 Styles Close presents an exceptional opportunity for those seeking a delightful home. This inviting house is situated in a peaceful cul-de-sac, close to local amenities. Beaminster is renowned for its picturesque surroundings and rich history, making it an ideal location for families and individuals alike. The property boasts a spacious layout, providing ample room for comfortable living. The garden is a particular highlight, offering a private outdoor space. It is an excellent area for relaxing or hosting summer barbecues with friends and family. Inside, the house features a warm and welcoming atmosphere, with natural light flooding through the windows. The kitchen is well-equipped, making it a joy to prepare meals, while the living areas provide a cosy retreat after a long day.

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.

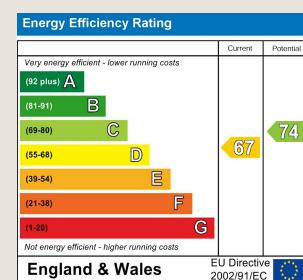
Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne.

Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

An attractive open space with stairs to first floor and tiled floor.Radiator

Living Room

A superb room with fireplace. radiator and archway to dining room.

Kitchen/Dining Room

A delightful room which is the hub of this fantastic house with timber effect flooring radiator and double doors to the lovely gardens and radiator.

The kitchen has breakfast bar ,excellent range of cupboards and drawers, fitted oven. hob and extractor. Fitted fridge and freezer and airing cupboard. Double drainer sink unit with mixer tap. Timber effect flooring, splashbacks and worktops.

Bedroom Three

Double mirrored wardrobe and radiator.

Bathroom

Suite comprising tiled floor, panelled bath with shower attachment, hand basin with cupboard and low level w/c.Tiled walls.

First Floor

Landing

Velux roof light.

Bedroom One

Radiator

En Suite Cloakroom

Suite comprising low level w/c hand basin and splashbacks.

Bedroom Two

Radiator and storage.

Outside

Detached Single Garage and ample parking for several vehicles to the rear.

Gardens

Front gardens with lawn and well stocked floor/shrub beds.

The rear gardens which are fenced for privacy and seclusion are a particular feature and include double gates to the drive, paved terrace which is ideal for alfresco dining, lawns and well stocked beds and borders. Side access to the front.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Mains drainage.
- Gas fired central heating.
- Broadband and Mobile signal or coverage in the area.

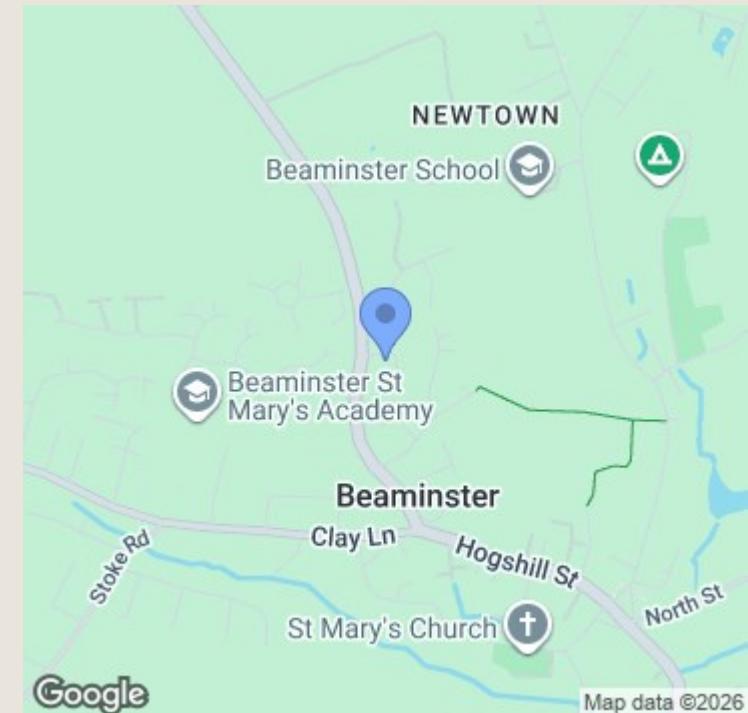
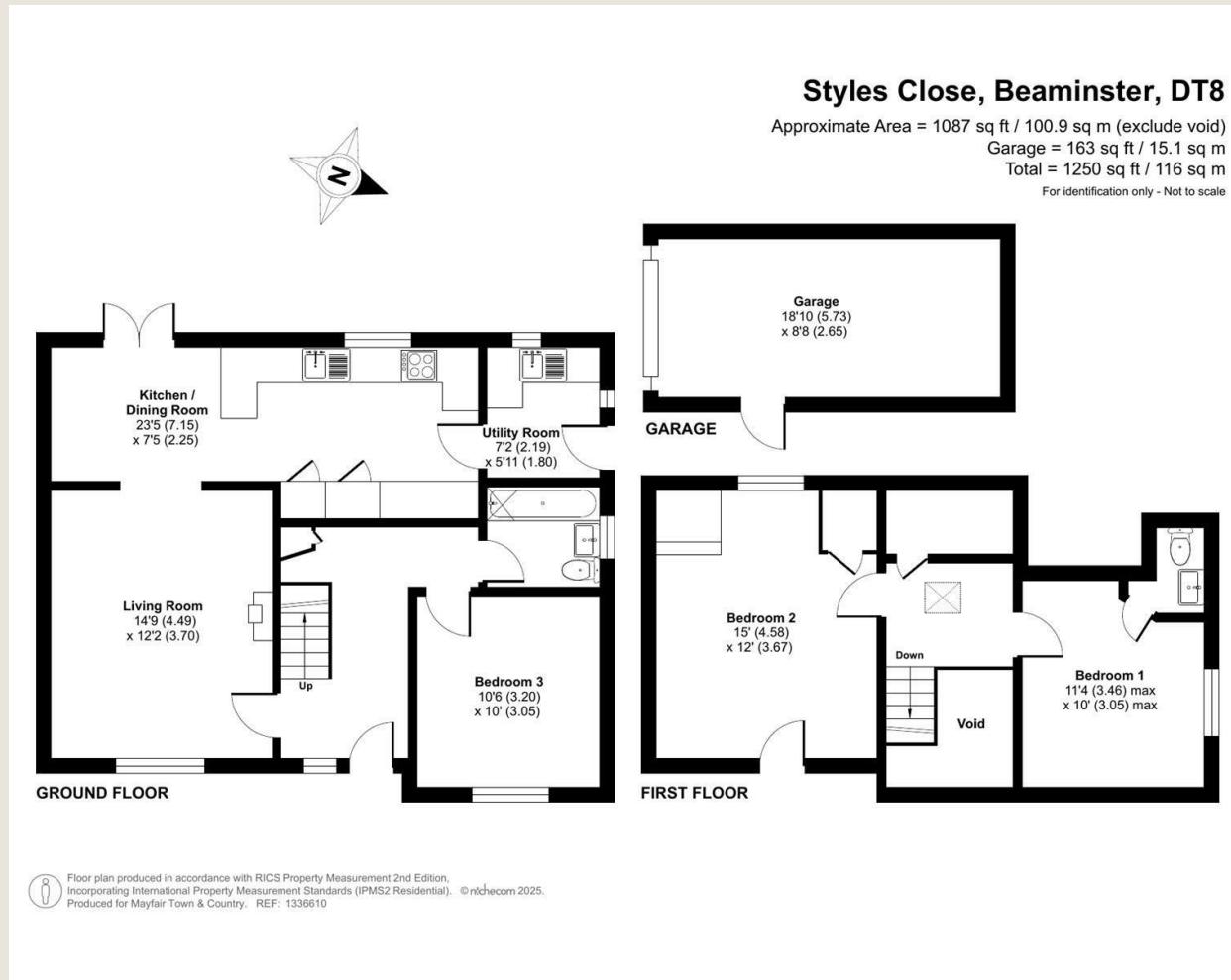
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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)

