

Symonds
& Sampson

122

Gerrards Green, Beaminster, Dorset

122

Gerrards Green
Beaminster
Dorset DT8 3EA

A desirable property with good internal space located in a popular area within easy reach of the town and countryside.



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- Three bedrooms
- Kitchen/breakfast room
- Sitting/dining room
- Fabulous garden space to the rear
 - Good order throughout
- Subject to Section 157 of the Housing Act 1985
 - No onward chain

Guide Price £240,000

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

A well presented end of terrace family home, ready for immediate occupation. The house feels bright and well balanced, with comfortable living space, a sociable kitchen/breakfast room and a particularly attractive garden enjoying an open outlook, making it an appealing home in Beaminster.

THE PROPERTY

The front door opens into an entrance hall, leading to a kitchen/breakfast room positioned to the rear of the property and overlooking the garden. The kitchen is light and airy, with a breakfast bar, space for a slot-in cooker and washing machine, and a door opening into a rear porch, ideal for storing muddy boots and outdoor items.

The sitting/dining room is dual aspect, creating a bright and welcoming space, with a decorative gas fire providing a cosy focal point. There is ample room for both seating and a dining table accommodating four to six people. A downstairs cloakroom completes the ground floor accommodation.

Rising to the first floor, there are three bedrooms, comprising two doubles and a single, together with a modern family shower room.

OUTSIDE

To the front is a lawned area with a path leading down to the property. To the rear is a surprisingly large garden which has been lovingly maintained by the present owner and is an important feature to this property. With a central lawn edged by deep beds of mature shrubs and trees and a wonderful open aspect.

SITUATION

Beaminster is a country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square making for easy access. Super-fast broadband is available in Beaminster. There are many cultural events and activities for all age groups. The surrounding countryside and superb Jurassic coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

DIRECTIONS

What3words //spud.eliminate.inhaled

SERVICES

All mains services are connected.
Gas central heating.



There is currently mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband

Standard, Superfast and Ultrafast is available for connection.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band B.

MATERIAL INFORMATION

At the time of launching the property to the market it is subject to the Section 157 of the Housing Act 1985 requirement, which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who live full time or work in these counties. Enquiries should be made of your solicitors and/or Magna Housing Association

<https://www.magna.org.uk/contact-us> or 0800 358 6025 before viewing this property.

Our vendor has confirmed that the restrictions/covenants/rights on this property have not affected the way they have used or lived at the property.

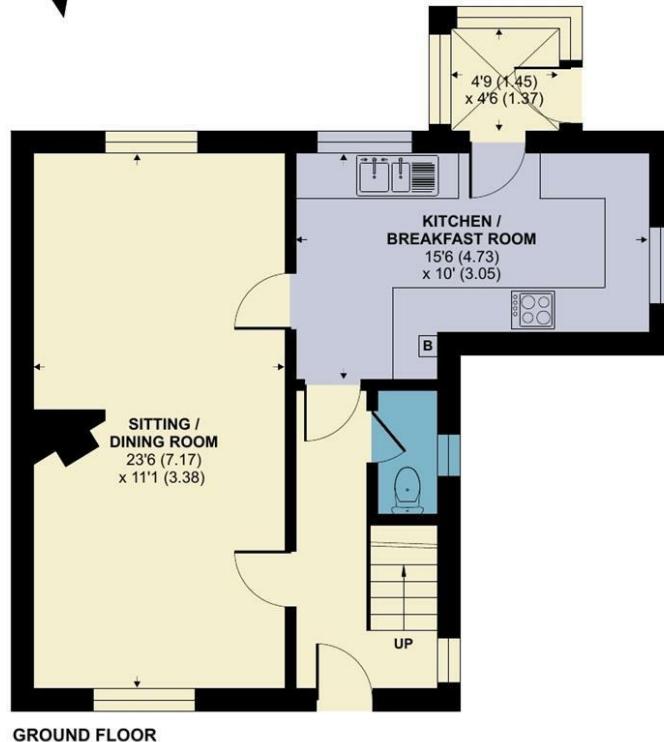




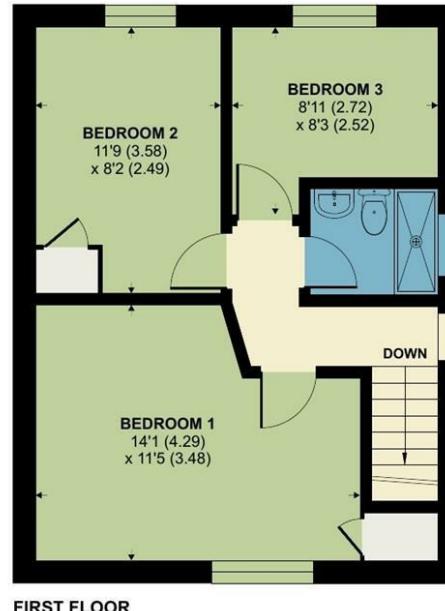
Gerrards Green, Beaminster

Approximate Area = 935 sq ft / 86.8 sq m

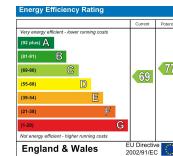
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



BEA/CC-C/3785/22.1.26



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