



11A HOGSHILL STREET

Beaminster, DT8 3AE

Price Guide £105,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Period Grade 2 listed apartment in the heart of Beaminster Town with sash windows but a modern interior. The flat has its own front door to the rear with a lobby and stairs just to this flat.

Situation

The local area*

5.9 x miles – Crewkerne (Railway line to Waterloo)

6.5 x miles – Bridport

7.7 x miles - Jurassic Coast

*Distances are approximate & sourced from Google Maps

The local area

Beaminster is situated in an Area of Outstanding Natural Beauty with the Jurassic Coast a designated World Heritage Site only a 15-minute drive away. The old town of Beaminster is formed around its central square and served by an excellent selection of independent boutique shops, fruit & veg shop, traditional butcher, mini supermarket, beauty salon, cafes, doctors' surgeries, book shop, hardware store, pubs and restaurants, and a country house hotel, to name but a few! There is much to explore and enjoy in and around Beaminster which is a thriving community holding many events, such as arts week and open garden schemes throughout the year.

Local Authority

Dorset Council Council Tax Band: A

Tenure: Share of Freehold

EPC Rating:



PROPERTY DESCRIPTION

Access

Door to rear of Hogshill Street, off Francis Mews. Ground floor lobby with Utility Cupboard. Stairs rise to first floor. Door from shop to give shop tenants a rear exit.

Entrance Hall

Doors off to all rooms.

Living Room / Kitchen

19'4" max x 15'6" max (max x max) (5.89 max x 4.72 max (max x max))
Large, light open plan living space. Two sash windows to front aspect. Kitchen area at one end has a range of fitted base and wall units with worktop over. There is a third window in the Kitchen with pleasant views across town to the rear.

Bedroom

12'3" x 11'0" (3.73 x 3.35)
Double bedroom with window to front aspect. Feature fireplace.

Bathroom

Modern neutral suite comprising wash hand basin, close coupled WC & shower cubicle. Extractor fan & towel rail.

Further information

The flat is subject to a Section 106 Agreement under affordable housing rules. This means the flat must be sold or let at 35% below market value. The asking price takes this into account already, as does the current tenancy, but this must be upheld by the new owner.

Further details of the Section 106 Agreement are available to view via the selling agent.

Tenure

- Ground Rent: the ground rent payable for any new lease of this property

will be a peppercorn.

- Service Charge: the only likely regular expense will be buildings insurance. Otherwise, the plan is for service charge to be on an ad hoc basis.
- Share of Freehold: it would be the intention to transfer a 50% share in the freehold interest to the owner of 11a in common with the owner of the ground floor shop if/when the ground floor shop is disposed of by our mutual client.
- Term: the Lease will be for 999 years.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
 - Mains drainage.
 - Broadband and Mobile signal or coverage in the area.
- Council Tax Band A

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

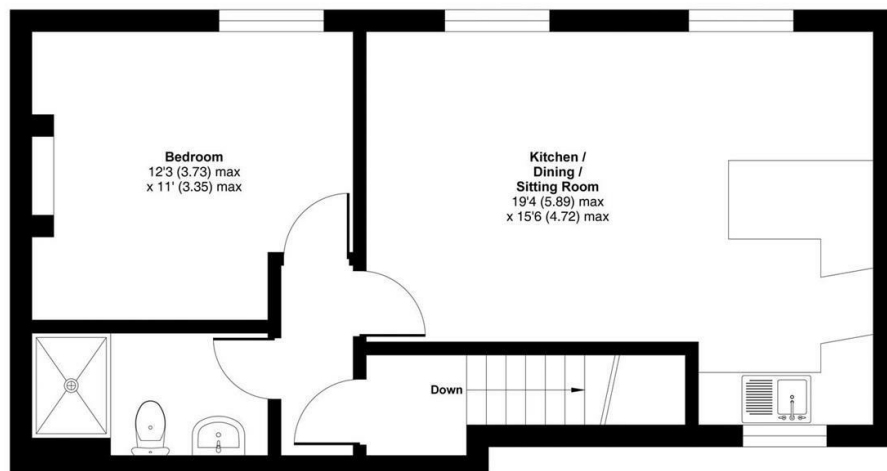
Flood Information:

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

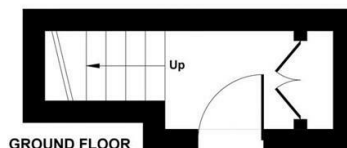
11a Hogshill Street, Beaminster, DT8 3EF

Approximate Area = 537 sq ft / 49.8 sq m

For identification only - Not to scale



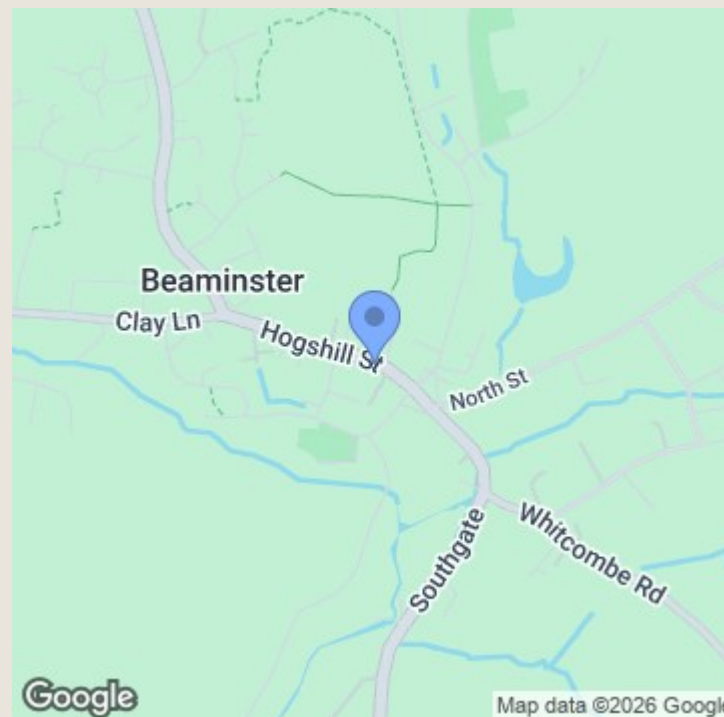
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Mayfair Town & Country. REF: 656004



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)

