

26 THE BEECHES

Beaminster, DT8 3SN

Guide Price £335,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well-presented detached three bedroom home located in one of Beaminster's most popular residential area. The property in brief comprises of - Entrance hall, cloakroom, sitting room, kitchen, conservatory, three bedrooms and a bathroom. Outside, there is a secluded patio area with access down the side of the property. The left hand side of the property features a driveway and garage. The property is offered for sale with no onward chain.

Situation

The local area
6.0 miles – Bridport
6.2 miles – Crewkerne
7.4 miles – Jurassic Coast

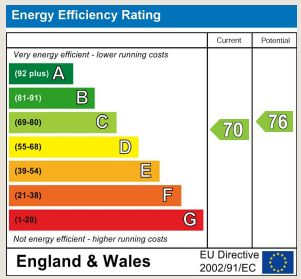
*All distances are approximate and sourced from Google Maps

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. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

Local Authority

Dorset Council Tax Band: D
Tenure: Freehold
EPC Rating: C













PROPERTY DESCRIPTION

Entrance Hallway
Carpeted entrance providing access to 1st floor, lounge and cloakroom.

Cloakroom
W/c and basin with front aspect window.

Lounge
Spacious living space with enough room to have a dining area and carpet throughout. Large front aspect window and fireplace feature.

Kitchen
Spacious kitchen with wall and base units, built in oven, electric hob, extractor fan, sink, plumbing for a dishwasher and space for a fridge-freezer. Rear aspect window on the right and double doors for access to the conservatory on the left.

Conservatory
Good size space, currently used as dining area, ideal for the summer months letting in floods of light. Provides side access to garage and additional front entrance.

Bedroom 1
Carpeted room, Front Aspect Windows.

Bedroom 2
Double bedroom with built in storage, rear aspect window.

Bedroom 3
Single Bedroom with built in storage, airing cupboard. Front aspect window.

Bathroom
Bath/shower, W/C and basin. privacy rear aspect window.

Garage
Room for a medium sized car, plenty of storage, with plumbing for a washing machine.

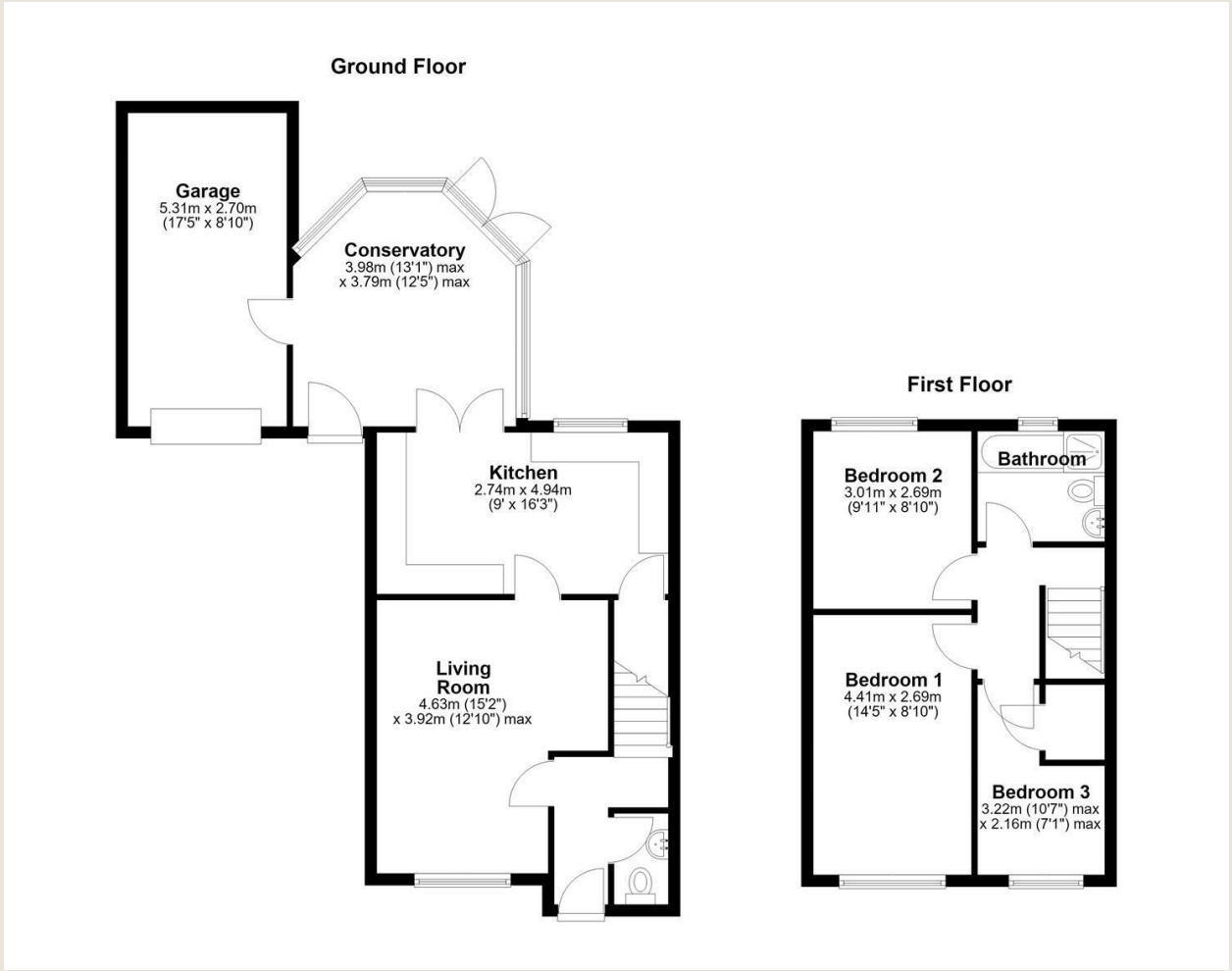
Garden
Paved garden running down the side of the property and wrapping round the back. Garden shed and space for gardening.

Material information
Additional information not previously mentioned
- Mains electric, gas and water.
- Mains Drainage
- Broadband and Mobile signal or coverage in the area.

Council Tax Band D

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)

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