



**30 NORTH STREET**

Beaminster, DT8 3DY

**Price Guide £375,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A charming detached bungalow located on North Street in the picturesque town of Beaminster. This modern property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for family or visiting guests. The property features a wet room with shower, ensuring convenience and comfort. Don't miss the opportunity to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience what this property has to offer in person.

## 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. 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Lobby

## Sitting Room

Fireplace with fitted electric fire. Double doors to conservatory.

## Conservatory

Tiled floors and door to terrace gardens.

## Inner Hall

## Kitchen/Breakfast Room

Good range of cupboards and drawers, double drainer sink unit, fitted hob and extractor fan, fitted double oven, plumbing for washing machine and dish washer.Space for dining table.

## Dining Room

Oak flooring, doors to terrace and gardens.

## Bedroom One

Wardrobes

## Bedroom Two

Wardrobes

## Bedroom Three

## Wet Room

Walkin shower,hand basin and low level w/c.Tiled walls

## Outside

## Gardens

To the front is a tarmacadam driveway with plenty of parking for up to four cars with mature planted shrub borders. The property is secure from its retaining wall and 5 bar gate. On the side aspect is a green house leading to

a spacious storage shed.To the rear is a courtyard garden with sun terrace and raised planting beds.

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating.
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

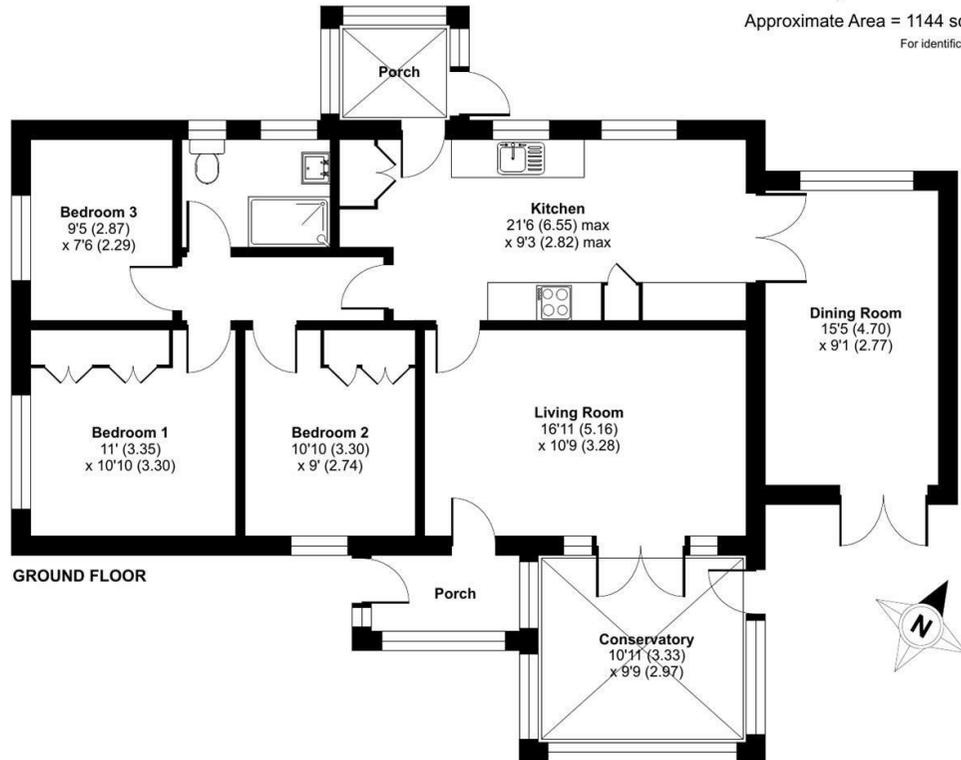
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## North Street, Beaminster, DT8

Approximate Area = 1144 sq ft / 106.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1182824



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

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### 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)

