17, St. James

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, Beaminster, Dorset DT8 3PW

Town Centre 1 mile. Bridport 7 miles. Jurassic Coast 8 miles.

OPEN GUIDE PRICE: £325,000 - £335,000
A very spacious, extended, semi-detached house in a popular location

- Very spacious 1189 sqft
- 3 Bedrooms
- Large living room
- Good sized south-facing rear garden
- Easy reach of town centre and open countryside
- Well proportioned accommodation
- Updated kitchen and shower room
- Kitchen/diner, utility
- Large driveway
- Freehold. Council Tax Band C

Guide Price £325,000

THE PROPERTY

17 St James is a very spacious, semi-detached house in a peaceful and popular location on the western side of the historic town of Beaminster. It was traditionally built in the 1980s by Persimmon Homes and subsequently extensively enlarged, having brick-faced elevations with low maintenance PVC fascias.

The property features gas-fired central heating with updated boiler, replacement uPVC sealed unit windows/doors, well equipped updated kitchen with comprehensive appliances (electric double oven, gas hob, cooker hood and dishwasher), updated shower room with large walk-in shower, water softener, ceramic tiled flooring to kitchen/diner, utility and cloakroom, laminate wood flooring to living room and built-in wardrobe to the principal bedroom.

The spacious and well proportioned accommodation extends to:

Ground floor - Entrance lobby, living room, kitchen/diner, utility/side hall, cloakroom
First floor - Landing, 3 bedrooms, shower room.

OUTSIDE
Large brick paved driveway providing extensive parking and covered area.

The rear garden is a further feature being good sized and enjoying a very sunny south-facing aspect. It is fully enclosed and attractively landscaped, being designed for easy maintenance, there is a large paved terrace with barbeque area, gravelled areas, raised beds, specimen trees, pergola and timber shed.

SITUATION
St James is a peaceful and well established cul-de-sac on the western side of the town. It is close to open countryside and within just 10-15 minutes' level walking distance of The Square. There is also a very handy convenience shop just around the corner plus a nearby primary school. Beaminster is a delightful town, well known for its historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities and bespoke shopping with a thriving local community served by the churches, primary and secondary schools, public houses, medical centre, dentists' surgery plus popular cafes and restaurants. The immediate are is designated as one of outstanding natural beauty (AONB) and the town centre is a conservation area.

The thriving market town of Bridport and the beautiful Jurassic Coast at West Bay, are within easy reach. The towns of Crewkerne and Dorchester are also very nearby with mainline rail services to London.

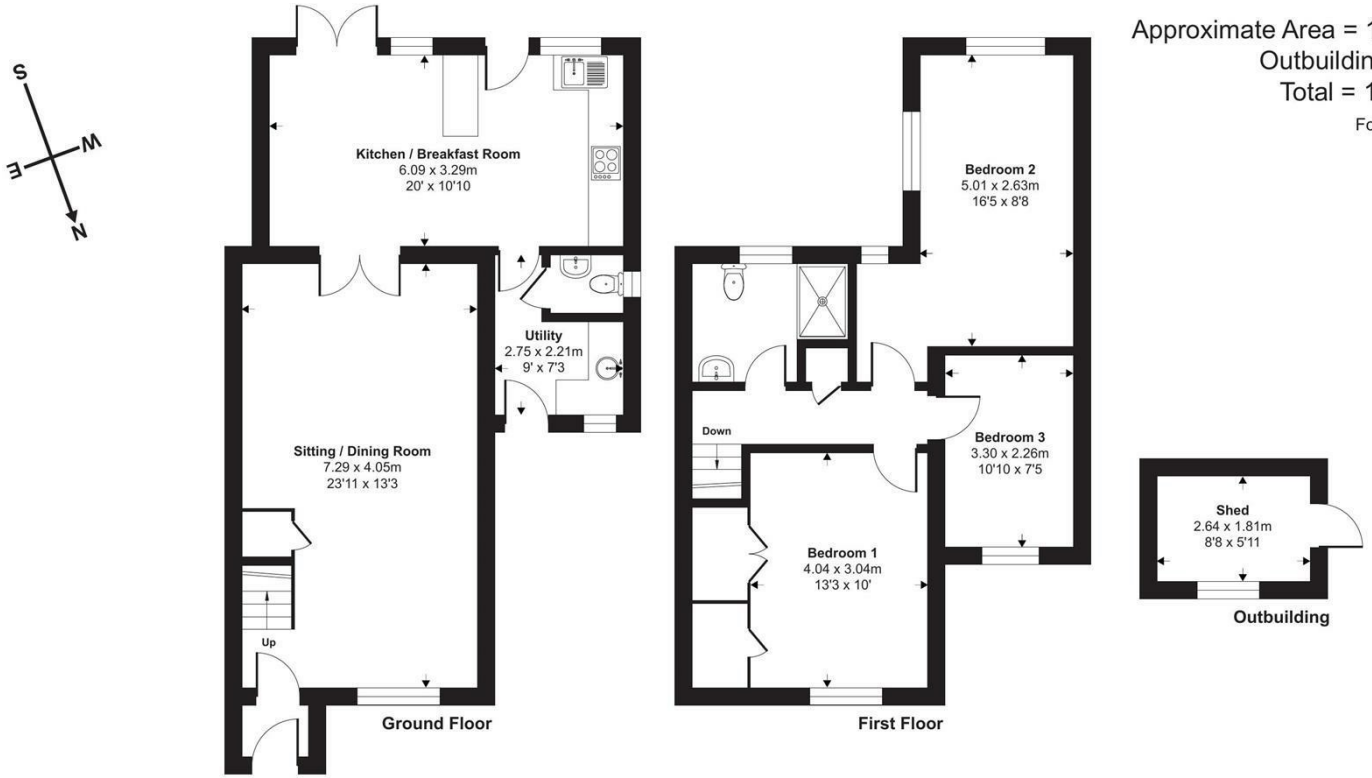
SERVICES
All mains services. Gas-fired central heating.
Broadband - Standard up to 14Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

RESIDENTIAL LETTINGS
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS
Strictly by appointment with Stags Bridport.

DIRECTIONS
From Bridport take A3066 to Beaminster. Continue past The Square into Hogshill Street and at the mini-roundabout turn left onto Broadwindsor Road. On passing the primary school on the right, the entrance to St James is a few hundred yards further on the right. Continue down St James and the property is seen on the right.

Approximate Area = 1189 sq ft / 110.4 sq m
Outbuilding = 51 sq ft / 4.7 sq m
Total = 1240 sq ft / 115.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1501124

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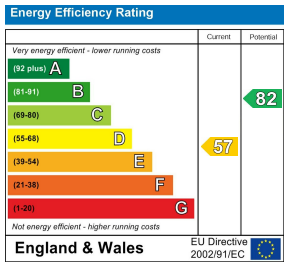
STAGS



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