Symonds & Sampson

Misty View 5

Fairoak Way, Mosterton, Beaminster, Dorset

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Fairoak Way
Mosterton
Beaminster
Dorset DT8 3JQ

Modern bungalow situated in a village location and within walking distance of local amenities.

3 1 1

- Semi-detached
- Modernised throughout
- Three bedrooms
- Modern kitchen/breakfast room
- Spacious sitting room
- Driveway and garage
- Enclosed rear garden

Guide Price **£269,000**
Freehold

Beaminster Sales
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INTRODUCTION
A well-presented three bedroom semi-detached bungalow with driveway parking, single garage and enclosed rear garden, situated within a popular residential area in the village of Mosterton.

THE PROPERTY
A well-presented semi-detached bungalow offering bright and well-arranged accommodation throughout. The property has been updated in recent years and includes a modern kitchen/dining room and contemporary bathroom, together with a spacious sitting room and three bedrooms.

The kitchen/dining room is fitted with a range of modern wall and base units with integrated oven and hob, together with space for appliances and ample room for dining. French doors open onto the rear terrace and garden.

The sitting room is a particularly comfortable reception space with ample room for seating. The bedrooms are all served by a modern bathroom fitted with a white suite and shower over the bath.

OUTSIDE
To the front of the property is a driveway providing off-road parking and access to the single garage. A gravelled front garden provides ease of maintenance.

The enclosed rear garden has been designed for low maintenance and is predominantly laid to paved terrace, creating an ideal space for outdoor dining and entertaining with raised borders and areas for potted planting.

SITUATION
Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

DIRECTIONS
What3words///professes.tailors.surround

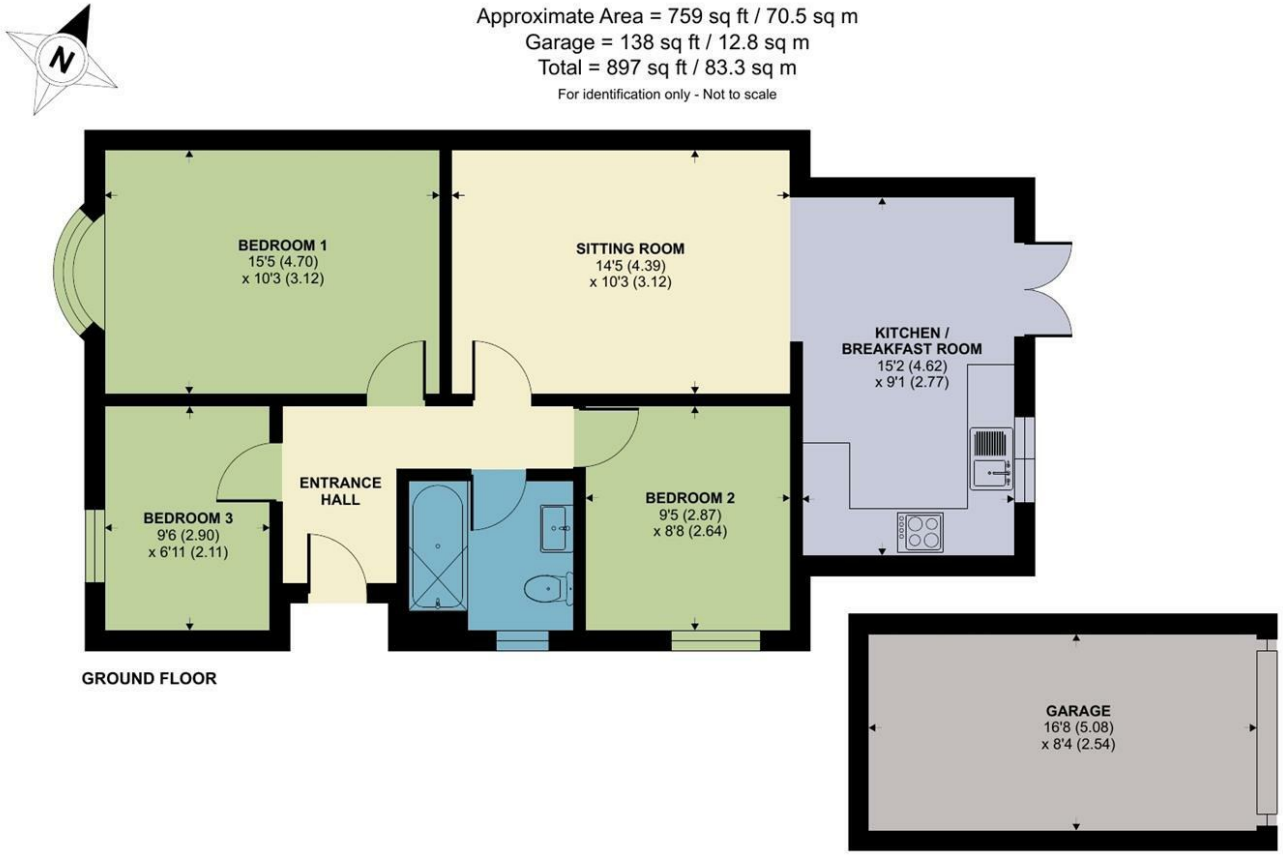
SERVICES
Mains water, electricity and drainage.

Broadband - Superfast broadband is available.
Mobile phone coverage - 02 and Vodafone are the best indoors, where as
all providers are good outdoors.
(information from https://www.ofcom.org.uk)

LOCAL AUTHORITY
Dorset Council - https://www.dorsetcouncil.gov.uk
Council Tax Band C

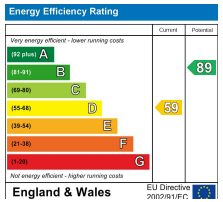
Fairoak Way, Mosterton, Beaminster

Approximate Area = 759 sq ft / 70.5 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 897 sq ft / 83.3 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Symonds & Sampson. REF: 1076899



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