



22 TUNNEL ROAD

, DT8 3BN

Price Guide £250,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Located in the charming town of Beaminster, this modern end-terrace house on Tunnel Road offers three bedrooms and is ideal for families or those seeking extra space. The reception room provides a perfect setting for relaxation or entertaining guests. Additionally, the property benefits from parking, a valuable asset in this desirable area. Beaminster is known for its picturesque surroundings and vibrant community, offering a range of local amenities, shops, and schools.

## Situation

The local area\*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 x miles – Jurassic Coast

All distances are approximate and sourced from Google Maps

## Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Entrance Hall

## Reception/Dining Room

Radiator and door to gardens.

## Kitchen

Range of cupboards and drawers ,sink unit and gas fired boiler.

## First Floor

## Landing

## Bedroom One

Radiator

## Bedroom Two

Radiator

## Bedroom Three

Radiator

## Bathroom

Suite comprising panelled bath, hand basin and low level w/c.

## Outside

Private parking

## Gardens

There is a small front garden and an area of side garden. The majority of the gardens are located to the rear and paved with access to the parking area.

## 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:

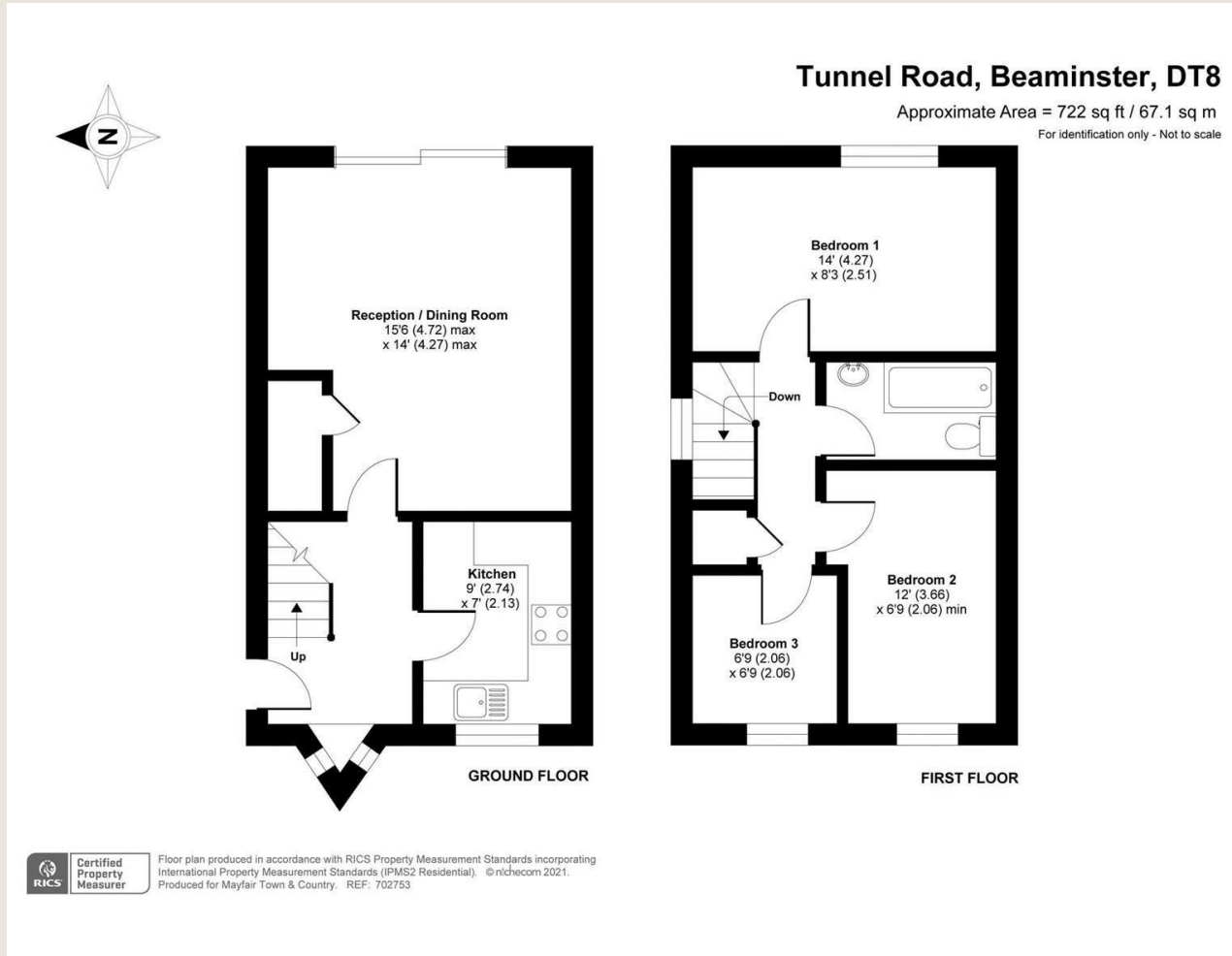
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## PROPERTY DESCRIPTION









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:
  - Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

