8 STOKE WATER HOUSE

Beaminster, DT8 3LW

Price Guide £140,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

Welcome to Stoke Water House, a charming flat located close to the picturesque town of Beaminster.
The flat features a spacious reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for comfortable living. Stoke Water House is an older property, which adds character and charm to the home. The surrounding area is known for its stunning countryside views, providing a peaceful yet engaging lifestyle. Beaminster itself boasts a range of local amenities, including shops, cafes, and parks, ensuring that everything you need is within easy reach.

Situation

The local area*
1.2 x miles - Beaminster
7.4 x miles - Bridport
7.9 x miles - Crewkerne

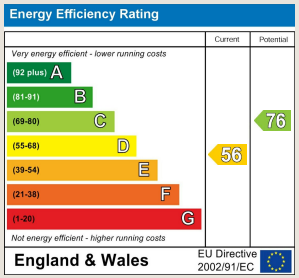
*All distances are approximate and sourced from Google Maps.

The local area

The neighbouring town of 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.

Local Authority

Dorset Council Tax Band: B
Tenure: Leasehold
EPC Rating: D



PROPERTY DESCRIPTION

Communal Hallway
Spacious, welcoming hallway for two flats.

Sitting/Dining Room
A spacious and light room enhanced by the high ceilings and dual aspect windows. Rural views and 2 radiators.

Kitchen
With matching floor and wall mounted units. worksurfaces and radiator. Dual aspect looking over the countryside and the fields beyond.

Inner Hallway
Leading off the Sitting/Dining Room the Inner Hallway has two windows to the front aspect and access to all rooms and cupboard with central heating boiler. Radiator.

Bedroom 1
Large double room with two windows to the rear aspect and built in wardrobes. Book shelving and radiator. Rural views.

Bedroom 2
Double room with windows to the rear and built in wardrobe Radiator and rural views.

Bathroom
White suite comprising; walk in shower, WC and wash hand basin. Window to the front aspect.

Garage & Parking
Single Garage with up-and-over door. Additional off-street parking for guests is readily available.

Communal Grounds and Gardens
Stoke Water House is a wonderful location boasting extensive grounds, all of which are for communal use. The grounds include both formal and informal gardens, vegetable patches (available by arrangement), wildlife area with pond, picnic area with benches, clothes drying terrace, a shared bike shed and large barn/storage shed.

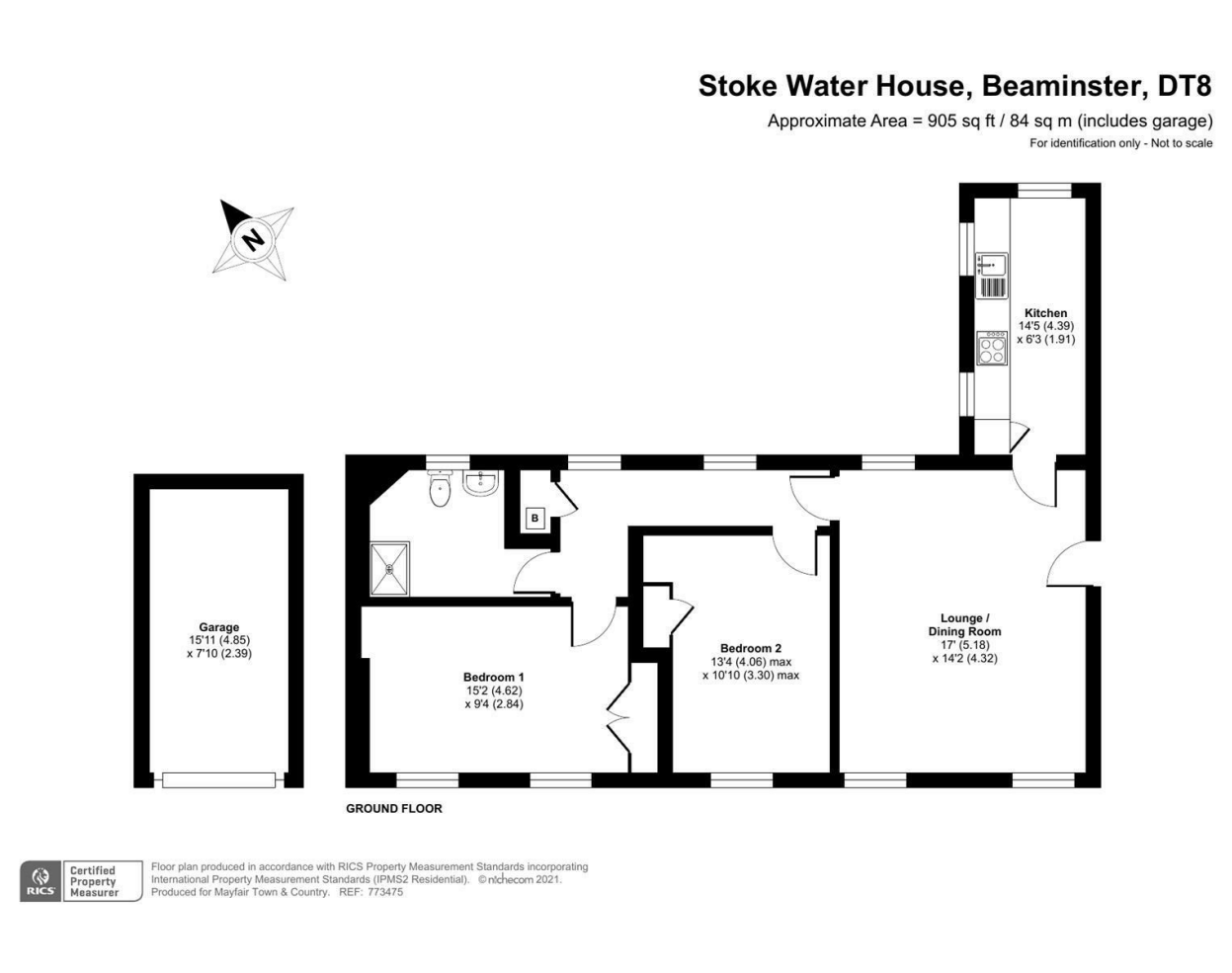
Agents Notes
Please note, pets are allowed, with permission from the Stoke Water House Committee. Tenure and Outgoings: 999 year lease from the year 2000. Service Charge: £271 per month, which includes buildings insurance, gardening, cleaning, power for communal areas and shared private drainage system management,

Material Information_
Additional information not previously mentioned
- Mains and water.
- Propane central heating.
- Private shared sewage system.
- Broadband and Mobile signal or coverage in the area.

Council Tax Band B

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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