



## 9 MARKSMEAD

Drimpton, DT8 3RZ

Price Guide £260,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled close to the edge of the charming village of Drimpton, within the picturesque area of West Dorset, this delightful terraced house offers a perfect blend of comfort and convenience. The property features a welcoming reception room, ideal for relaxation or entertaining guests. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a peaceful village retreat. The terraced nature of the house adds to its character, while the surrounding area boasts a sense of community and tranquillity. Marksmead is conveniently located, allowing easy access to local amenities including a village pub and the stunning countryside that Dorset is renowned for. This property presents an excellent opportunity for those looking to settle in a serene environment while still being within reach of Beaminster's vibrant offerings.

## Situation

The local area\*

4.5 x miles – Beaminster

4.8 x miles – Crewkerne Railway Station (Direct To Waterloo)

8.8 x miles – Bridport

\*All distances are approximate and sourced from Google Maps

## The local area

Drimpton is a small village on the Dorset/Somerset border approximately eleven miles from the coast and about five miles from both Beaminster and Crewkerne. The village facilities include superfast broadband, a public house, church, village hall and recreation ground with numerous footpaths giving access to the surrounding countryside. The village of Broadwindsor lies approximately two miles to the south-east and has a community shop, public house, village hall, church, primary school and an interesting 'Craft Centre' which has a variety of local studios and a tearoom/restaurant. Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

## Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	53
(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 Hall

Radiator and cupboard.

## Living /Dining Room

A fine dual aspect room with open brick fireplace,2 radiators and double doors to the paved terrace and garden.

## Kitchen

Good range of cupboards and drawers ,Double bowl sink unit, fitted washing machine, fitted fridge, fitted oven, hob and extractor fan .Splashbacks, worktops and radiator.

## Cloakroom

Suite comprising hand basin ,low level w/c and radiator .Splashbacks.

## First Floor

### Landing

Airing cupboard housing central heating boiler and hot water tank.

### Bedroom One

Radiator

### Bedroom Two

Radiator, storage area and rural views.

### Family Bathroom

Suite comprising walk in shower, low level w/c, hand basin and radiator

### Outside

Shared drive leading to Single Garage.

### Gardens

Small gravelled front garden fronted by a stone wall.

The rear gardens are a particular feature and comprise lawns , paved terrace which is ideal for alfresco dining, flower/shrub beds and are fenced and provide access to the Garage. Outside tap.

## Material Information\_

Additional information not previously mentioned

- Mains electric and water
- Heating electric room heating.
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

Council Tax Band C

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)

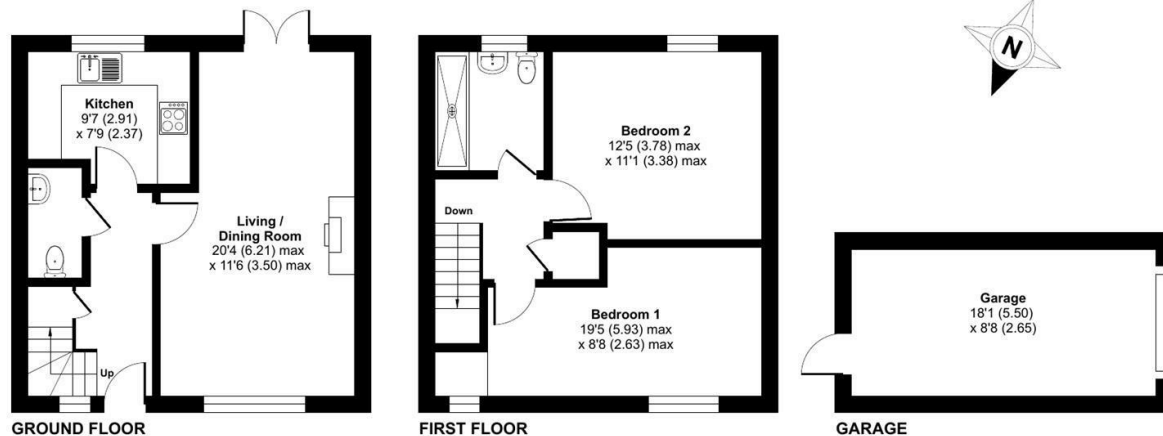
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

## Marksmead, Drimpton, Beaminster, DT8

Approximate Area = 788 sq ft / 73.2 sq m  
Garage = 157 sq ft / 14.5 sq m  
Total = 945 sq ft / 87.7 sq m  
For identification only - Not to scale



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

**01308 862606**

[beaminster@mayfairproperties.net](mailto:beaminster@mayfairproperties.net)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Mayfair Town & Country. REF: 1432994

### 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)

