



25 WOODSWATER LANE

Beaminster, DT8 3DU

Price £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated on a quiet lane yet conveniently close to the town centre, this well-presented semi-detached family home offers an excellent combination of space, light and convenience. The property features a terraced front garden and sloped rear garden, along with a single garage.

Large windows flood the home with natural light while providing far-reaching views across the town and towards the surrounding countryside. The spacious ground-floor living/dining room provides an ideal setting for both everyday family life and entertaining, while ample built-in storage throughout the property adds further practicality. An ideal family home in a peaceful yet convenient location.

Situation

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, church, post office, library, three schools (pre, primary & secondary), health centres and many social and sporting activities.

The local area

The local area*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 x miles – Jurassic Coast

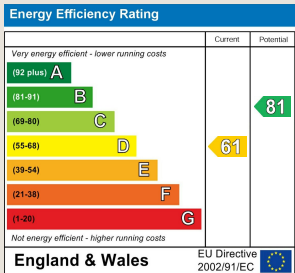
All distances are approximate and sourced from Google Maps

Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Doors off to ground floor rooms. Stairs rise to first floor. Built in large understairs cupboard.

Kitchen

9'7" × 8'7" (2.92 × 2.62)

Range of fitted base and wall units with worktop over. Space and plumbing for appliances. Hatch through to Dining Room. Window to front aspect.

Living / Dining Room

18'10" max × 16'0" max (max × max) (5.74 max × 4.88 max (max × max))

Wonderful family space with lots of light, overlooking private Rear Garden. Feature fireplace. Windows to rear aspect. Doubled Glazed door opens onto garden.

Bedroom 1

13'4" × 9'7" (4.06 × 2.92)

Built in wardrobe. Window to rear aspect.

Bedroom 2

12'1" × 9'9" (3.68 × 2.97)

Built in wardrobe. Window to front aspect with lovely views across town to the countryside beyond.

Bedroom 3

8'0" × 6'1" (2.44 × 1.85)

Single room. Window to rear aspect.

Family Bathroom

Refitted bathroom comprising wash hand basin, close coupled WC with integrated storage units. fully tiled wall with quadrant shower cubicle. Obscure glazed window to front aspect.

Outside

Front Garden with lawn and terracing. Rear garden is level and mainly laid to lawn with some ornamental shrubs. Rear pedestrian gate to garage, which is nearby in a block.

Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas central Heating
- Mains Sewerage
- No flooding in the last 5 years
- 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:

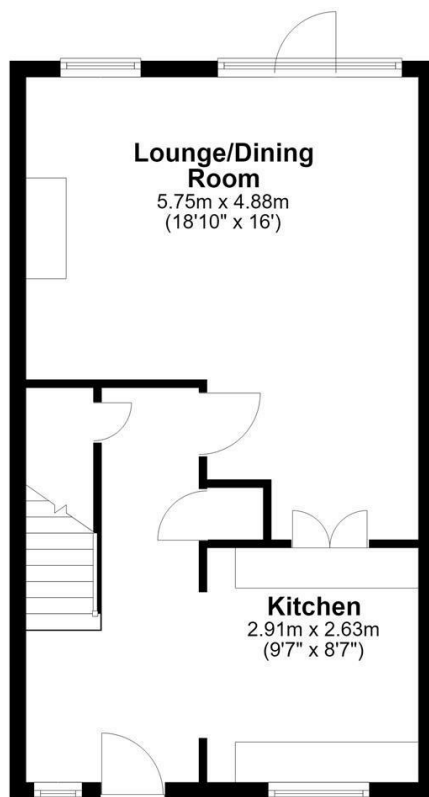
checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

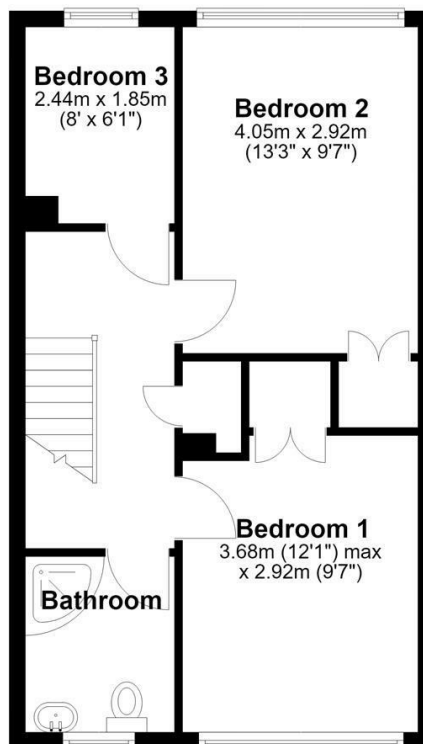
Flood Information:

flood-map-for-planning.service.gov.uk/location

Ground Floor



First Floor



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)

