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Redwood Close, Beaminster, Dorset

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Redwood Close Beaminster Dorset DT8 3DN

Detached spacious four bedroom house situated within walking distance of the town centre.



- Detached
- 4 bedrooms
- 3 reception rooms
- Excellent order
- Low maintenance garden
- Garage and parking
- Walking distance of town facilities

Guide Price **£425,000**

Freehold

Beaminster Sales
01308 863100

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INTRODUCTION

Built of attractive Hamstone in 1998 and designed in the style of a corner house, this beautifully presented home occupies a tucked-away position close to the heart of Beaminster. The property offers generous accommodation arranged over two floors, complemented by low-maintenance gardens, parking and a detached garage.

ACCOMMODATION

The property offers well-balanced accommodation arranged over two floors, with attractive wood-effect Amtico flooring throughout the ground floor. There are three reception rooms including a dual-aspect sitting room with decorative gas fire, a dining room, and a distinctive hexagonal garden room enjoying views over the rear garden.

The kitchen is fitted with a range of units and integrated appliances, with the added benefit of a separate utility room providing further storage and access to the garden.

To the first floor is a light galleried landing leading to four bedrooms. The principal bedroom benefits from a modern shower en-suite, while the remaining bedrooms are served by a family bathroom.

OUTSIDE

The property benefits from attractive, low-maintenance gardens to both the front and rear, planted with a variety of mature trees and shrubs. The rear garden is arranged over gentle levels and includes a raised seating area with pergola, ideal for summer use. A greenhouse is also included. A single garage is positioned at the end of the garden and benefits from power and an up-and-over door.

SITUATION

Beaminster is a country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square making for easy access. Super-fast broadband is available in Beaminster. There are many cultural events and activities for all age groups. The surrounding countryside and superb Jurassic coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

SERVICES

Mains water, electricity and gas are connected.

Broadband

Standard, Superfast and Ultrafast is available for connection.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

There is mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

LOCAL AUTHORITY

Dorset Council - <https://www.dorsetcouncil.gov.uk>
Council Tax Band F.

PROPERTY INFORMATION

Agents Note: Please note some of these photos were taken in the summer.

This property has restrictive covenants which is the case with some properties. The vendor has no knowledge of any issue caused by the covenants For further information please contact the office.

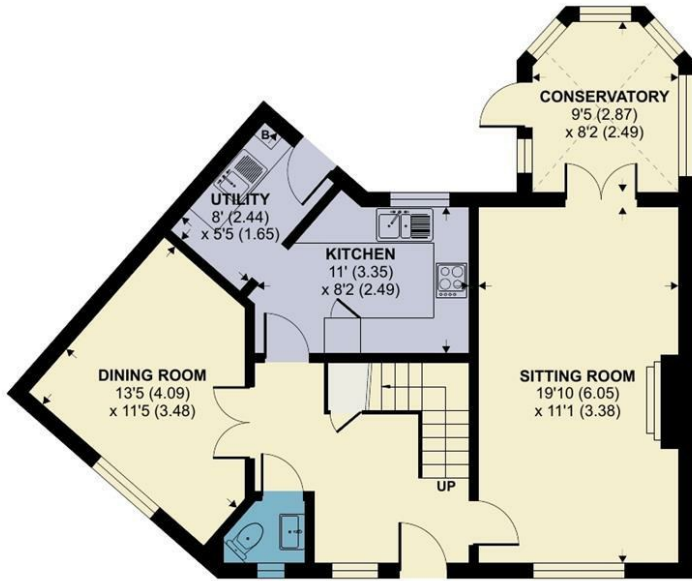
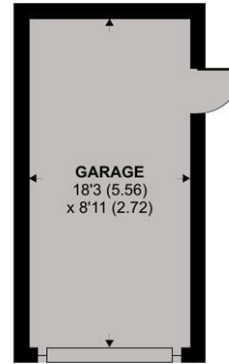
DIRECTIONS

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Redwood Close, Beaminster

Approximate Area = 1364 sq ft / 126.7 sq m
 Garage = 165 sq ft / 15.3 sq m
 Total = 1529 sq ft / 142 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1082771



Energy Efficiency Rating		Current	Potential
100-91	A		
81-90	B		87
61-80	C		
41-60	D	66	
21-40	E		
1-20	F		
1-20	G		

Not energy efficient - Higher running costs
 England & Wales
 EU Directive 2002/91/EC

BEA/3784/MED/16.1.26



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