



Symonds  
& Sampson

3a

Tunnel Road, Beaminster, Dorset



# 3a

Tunnel Road  
Beaminster  
Dorset DT8 3BQ

A superb four-bedroom semi-detached house located in the heart of Beaminster, featuring a high-specification kitchen, along with a garage and parking.



- Beautifully presented
- High specification
- Three double bedrooms
  - Two bathrooms
- Large reception room
  - Modern kitchen
- Landscaped garden
- Garage and parking
- Close to town centre

Guide Price £425,000

Freehold

Private Treaty

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## DWELLING

This charming property, built in the early 2010s, offers spacious living with four bedrooms and is just a stone's throw from the town centre. It features a garage and convenient parking for two cars, making it the perfect blend of comfort and accessibility.

## ACCOMMODATION

This extremely well-presented property comprises three sizeable double bedrooms, one single bedroom, two bathrooms, a high-specification kitchen, and a spacious sitting room.

Upon entering the property, a uPVC door leads into the hallway, with stairs ascending to the upper floor and doors to all principal rooms. To the left is a WC, and there is a doorway to the kitchen. The kitchen is fitted with gloss base and wall units, complemented by a solid oak worktop. It includes a variety of integrated appliances, such as an electric oven with an adjacent hob and extractor fan, as well as a fridge-freezer and dishwasher. Beyond the kitchen, there is a breakfast bar with additional space for a table and chairs.

A separate utility room provides a sink, space for a washing machine, and a wall-mounted gas boiler.

The sitting room is a spacious, dual-aspect room with wooden flooring and French doors opening out to the rear garden.

Upstairs, there are three double bedrooms and one single bedroom. The main bedroom features a smart en-suite shower room. Additionally, there is a family bathroom comprising a WC, wash hand basin, and a bath with shower over.

## OUTSIDE

At the front of the property is a lawned garden with a pathway. The rear garden has been landscaped to include a raised lawn with a mature palm tree, a decking area, and a sun terrace accessible through the French doors.

To the rear of the property is a private driveway that leads to two parking spaces and a semi-detached garage with an up-and-over door, power, and lighting connected.

## SERVICES

All mains services are connected

Broadband - Ultra Fast broadband is available. .

Mobile phone coverage -

EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.

EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

## MATERIAL INFORMATION

The Government's flood risk assessment at [//check-long-term-flood-risk.service.gov.uk/risk#](http://check-long-term-flood-risk.service.gov.uk/risk#) gives the flood risk of an area, not a specific property. The owners report there has been no issues for this property with flooding during their or previous ownerships.

There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of. [//planning.dorsetcouncil.gov.uk/searchresults.aspx](http://planning.dorsetcouncil.gov.uk/searchresults.aspx)

As is often the case, the title register is likely to contain rights and

covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

## LOCAL AUTHORITY

Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
Tax band E

## SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square, and there are two schools, (primary and secondary). There is also an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

## DIRECTIONS

From our office in Beaminster turn right and proceed to the mini roundabout. Continue straight across signposted Crewkerne and Kindle Cottages will be found on the left-hand side indicated by a for sale board.

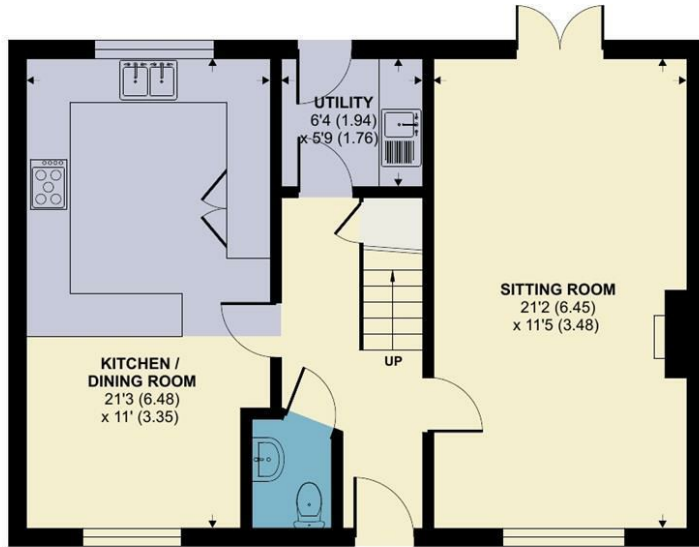
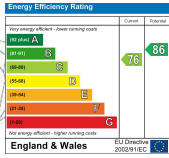
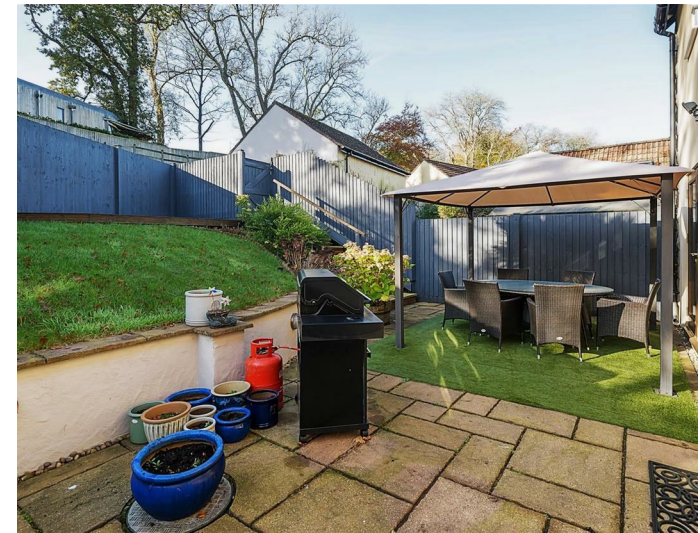
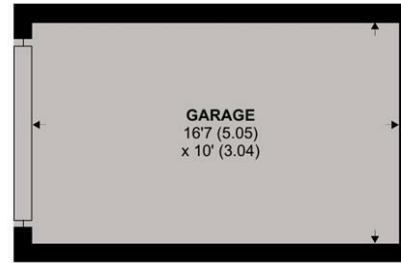
What3words [efficient.doll.respects](https://www.what3words.com/)





# Tunnel Road, Beaminster, DT8

Approximate Area = 1260 sq ft / 117 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Total = 1425 sq ft / 132.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1214141



BEA/3650/18.11.24



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