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Meadowside, Mosterton, Beaminster, Dorset

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Meadowside
Mosterton
Beaminster
Dorset DT8 3LP

Spacious three bedroom detached family home built in the 1980's with garage and parking at the end of a quiet cul-de-sac.



- Detached
- Three bedrooms
- Modern kitchen and bathroom
 - Spacious sitting room
 - Enclosed rear garden
- Garage and driveway parking
 - Cul-de-sac
 - Village location

Guide Price £335,000

Freehold

Beaminster Sales
01308 863100
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DWELLING

Spacious three bedroom detached family home built in the 1980's with garage and parking at the end of a quiet cul-de-sac.

ACCOMMODATION

Leading into the property is a uPVC door taking you into the hallway. Off the hallway are doorways to all rooms. There is a sizeable sitting room is on the rear aspect with views looking over the gardens on the rear. The modern kitchen diner comprises of smart white base and wall units with a dark grey roll edge worktop over. There is a variety of integrated appliances including an electric double oven with hob and extractor adjacent and dishwasher. Off the kitchen are French doors leading into the gardens. Upstairs are two double bedrooms and one single bedroom with a family bathroom. The family bathroom has been modernised with a walk in shower, bath, WC and wash hand basin.

OUTSIDE

To the front of the property is a driveway providing parking for two vehicles which leads to a garage with up and over door, personal door, light and power connected.

To the front of the property is an area of lawned garden with patio, whilst to the rear the garden is once again laid to lawn having a number of trees including silver birch, patio, good size stocked borders and these gardens are enclosed by lap panel fencing.

There is a summerhouse currently in the garden that the vendors would be open to negotiation on.

SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

DIRECTIONS

From our Beaminster office turn right and proceed to the mini roundabout. Continue straight across on the A3066 towards Mosterton (approx. 3 miles). Upon entering the village of Mosterton turn first right into Fair Oak Way and then bear left and continue down into Meadowside. Bear right and this property will be found on the left hand side denoted by a for sale board.

SERVICES

Mains water, electricity and drainage are connected.

Oil central heating.

Broadband - Standard and superfast are available.

Mobile Phone

Indoor

Voice

EE/02/Vodafone - Limited coverage maybe available.

Three - Do not expect to receive coverage.

Data

Three/02/Vodafone - you should not expect to receive coverage.

EE - Limited coverage maybe available.

Outdoor

Voice

EE/Three/02/Vodafone - You are likely to receive coverage.

Data

EE/02/Vodafone - You are likely to receive coverage.

Three - Limited coverage maybe available.

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band D.

MATERIAL INFORMATION

There are no current planning permissions in the this postcode that would effect the property which we have been made aware of.

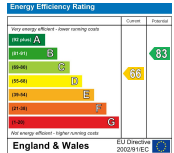
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

Flooding - The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of the area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownership.



Meadowside, Mosterton, Beaminster

Approximate Area = 896 sq ft / 83.2 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1043 sq ft / 96.8 sq m
 For identification only - Not to scale



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: 1203923



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