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The Beeches, Beaminster, Dorset

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The Beeches Beaminster Dorset DT8 3SL

A two bedroom semi-detached house situated on the outskirts of Beaminster. With enclosed rear garden and off road parking.



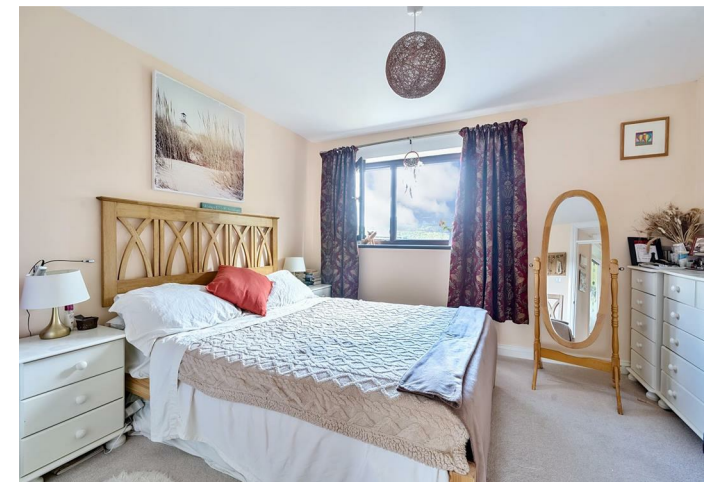
- Two bedrooms
- Semi-detached
- Enclosed garden
- Modern Kitchen
- Prime location
- Off road parking

Guide Price £250,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This modern semi detached house is located on the edge of a quiet cul de sac and has been lovingly upgraded both inside and out by its present owner. Internally the accommodation is spacious and flows beautifully from one room through to another. Of particular note is the stunning landscaped garden which is low maintenance and perfect for those al fresco evening. Situated within easy walking distance to both amenities and the countryside, this property is a rare commodity presently and early viewing is strongly recommended .

ACCOMODATION

The entrance door opens into a lobby which is a useful space for storage. A glazed door then opens into the spacious main living space with stairs rising and understairs storage. This sitting/dining room is light and airy with a front aspect.

To the rear is the kitchen with a comprehensive range of units and complimentary worktops. There is plumbing for a washing machine, fitted cooker and separate cooker top.

Upstairs, the main bedroom is set to the front of the property, with an open outlook over the rooftops as the property resides in an elevated position. The other bedroom is also a double. The family bathroom has been refurbished with shower over the bath, basin and WC in white.

OUTSIDE

The garden is enclosed with a side gate and is a good size with a terrace off the rear of the property with the rest of the garden beautifully landscaped. A terrace at the end is perfect to capture the sun.

The drive way is to the side of the property and offers parking for two cars.

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).

SERVICES

Mains water, electricity and drainage. gas central heating.

Ultrafast broadband is available.

All four major networks offer indoor and outdoor mobile service.

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

EPC - C

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Tax band : B

PROPERTY INFORMATION

There are no planning application within the postcode which would effect the property, that we have been made aware of.


<https://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.

DIRECTIONS

What3words ///lorry.impressed.bumpy

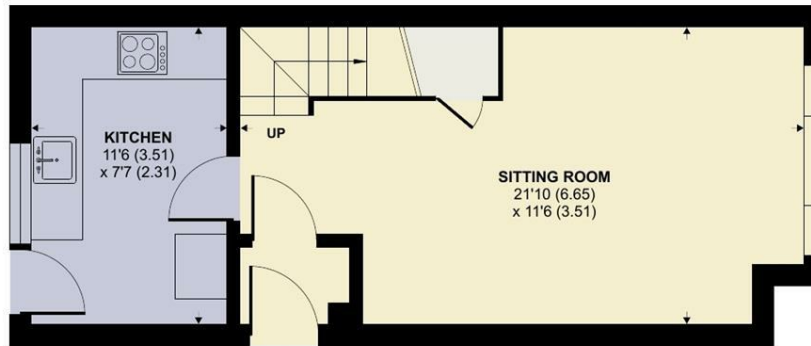
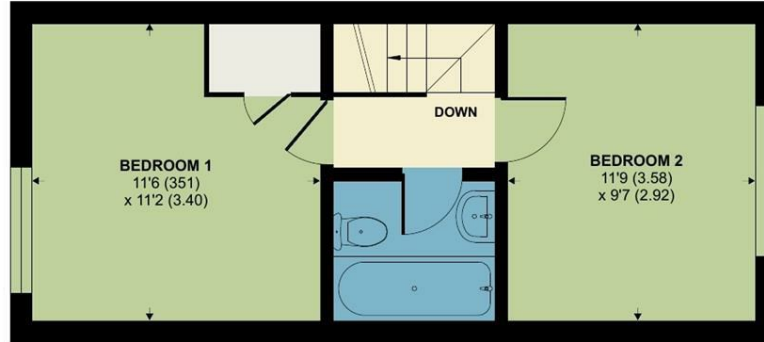


| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

The Beeches, Beaminster

Approximate Area = 661 sq ft / 61 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Symonds & Sampson. REF: 726128

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