

Symonds  
& Sampson



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Ridgeway View St. James, Beaminster, Dorset

# 13

## Ridgeway View St. James Beaminster Dorset DT8 3FR

Modern, well-presented two-bedroom coach house situated in the desirable cul-de-sac of Ridgeway View. The property comes with 7 years remaining on the NHBC warranty and includes two carports.



- Two bedroom coach house
- Sizeable reception room
- High specification kitchen and bathroom
  - Two carports
  - Gas central heating
  - No onward Chain
  - 7 Years NHBC remaining
- Lease remaining - 122 years
  - Ground rent - Peppercorn
- Service charge - £30.80 Per month

Guide Price £219,950

Leasehold

Beaminster Sales  
01308 863100  
beaminster@symondsandsampson.co.uk



## DWELLING

Modern two-bedroom coach house situated on the outskirts of Beaminster. This property was built in 2021 and therefore has 7 years remaining on its NHBC warranty. It features two double bedrooms and a sizeable living area, as well as two carports.

## ACCOMODATION

Leading into the property is a uPVC door with stairs leading upwards. From the main hallway, doors lead to all principal rooms. The living area is a sizeable room with white base and wall units, and a light grey worktop above. There is an electric single oven with a gas hob and an extractor hood above. The sink is inset, with a washing machine and space for a tall fridge-freezer. There is also space for a table and chairs to seat four.

There are two double bedrooms, both with carpeted flooring.

The family bathroom features a wash hand basin, WC, and a bath with a thermostatic shower above.

## OUTSIDE

On the front aspect are two carports for parking.

## 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

There are no current granted planning applications within the postcode which will affect the property, which 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

From Beaminster Square proceed north on the A3066 to the mini roundabout, bear left signposted Broadwindsor and continue passing the shop on your left. Proceed for a short distance and turn in right to St. James just prior to

leaving the town. On the left it the turning into Ridgeway View with the property on your right.

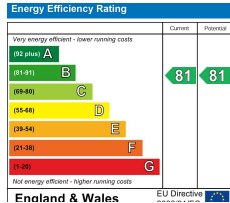
## SITUATION

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).



# Ridgeway View, St. James, Beaminster

Approximate Area = 719 sq ft / 66.7 sq m (excludes carport)  
 Outbuilding = 150 sq ft / 13.9 sq m  
 Total = 869 sq ft / 80.6 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: 1218452



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