

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds  
& Sampson

16

Myrtle Close, Beaminster, Dorset

# 16

## Myrtle Close Beaminster Dorset DT8 3BW

A three bedroom semi-detached family home situated in the heart of Beaminster with beautiful gardens and access to the playing fields at the rear.



- Semi-detached
- Three double bedrooms
- Dual aspect lounge/diner
  - Modern kitchen
- Modern bathroom with walk in shower
  - Stunning gardens
  - Garage and parking
  - Gas central heating
  - uPVC double glazing
- Immaculate through-out

Guide Price £357,000  
Freehold

Beaminster Sales  
01308 863100  
[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## DWELLING

A three bedroom semi-detached house built in 1960's situated within a stones throw of the town centre. This immaculate property has gardens to the front and rear with a single garage and views over the playing fields at the rear.

## ACCOMMODATION

On the front aspect is a WC in the hall. The hall leads through to a spacious dual aspect sitting room with gas fire and sliding doors into the garden. There is a modern kitchen with grey cupboards and a low profile marble worktop over. The kitchen comes fully kitted with a variety of integrated appliances including an electric oven, hob and extractor, dishwasher, fridge, freezer and washing machine.

Upstairs are three double bedrooms with the rear two bedrooms having stunning views over the rear garden and playing fields. There is a modern bathroom suite comprising of a walk-in shower and separate bath.

## EXTERNAL

On the front aspect is a well maintained garden with a variety of large shrubs and lawn with a footpath leading to the front door.

On the rear is a beautifully landscaped garden with well kept small trees and shrubs in the borders followed by a

centre lawn with a path leading through the middle. At the rear of the garden is a small gate granting access to the playing fields which comes with an annual charge of £5.

Finally there is a single garage in a block with an up and over door.

## 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.

## LOCAL AUTHORITY

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

## PROPERTY 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.

## 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

what3words ///upsetting.early.laser

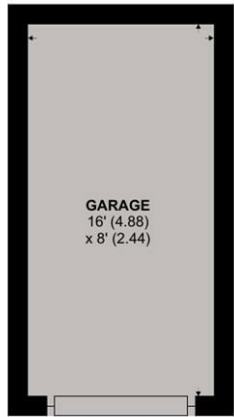




Energy Efficiency Rating	
Current	Potential
 Current: 86 Potential: 92	92
<small>Energy Efficiency Rating (EPC) scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (22-38), G (1-21)</small>	

# Myrtle Close, Beaminster

Approximate Area = 944 sq ft / 87.7 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Total = 1072 sq ft / 99.5 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: 1202338



ME/3642/14.10.24



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