



7A HOGSHILL STREET

Beaminster, DT8 3AE

Asking Price £115,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Period apartment in the heart of Beaminster Town with sash windows but a modern interior. The flat has its own front door and is independent of the shop, so there is no communal hallway. The property is marketed with a tenant in situ and further information can be sought directly via the selling agent for rental figures and tenancy information.

Situation

The local area*

5.9 x miles – Crewkerne

6.3 x miles – Bridport

7.7 x miles – Jurassic Coast

*All distances are approximate and sourced from Google Maps

The local area

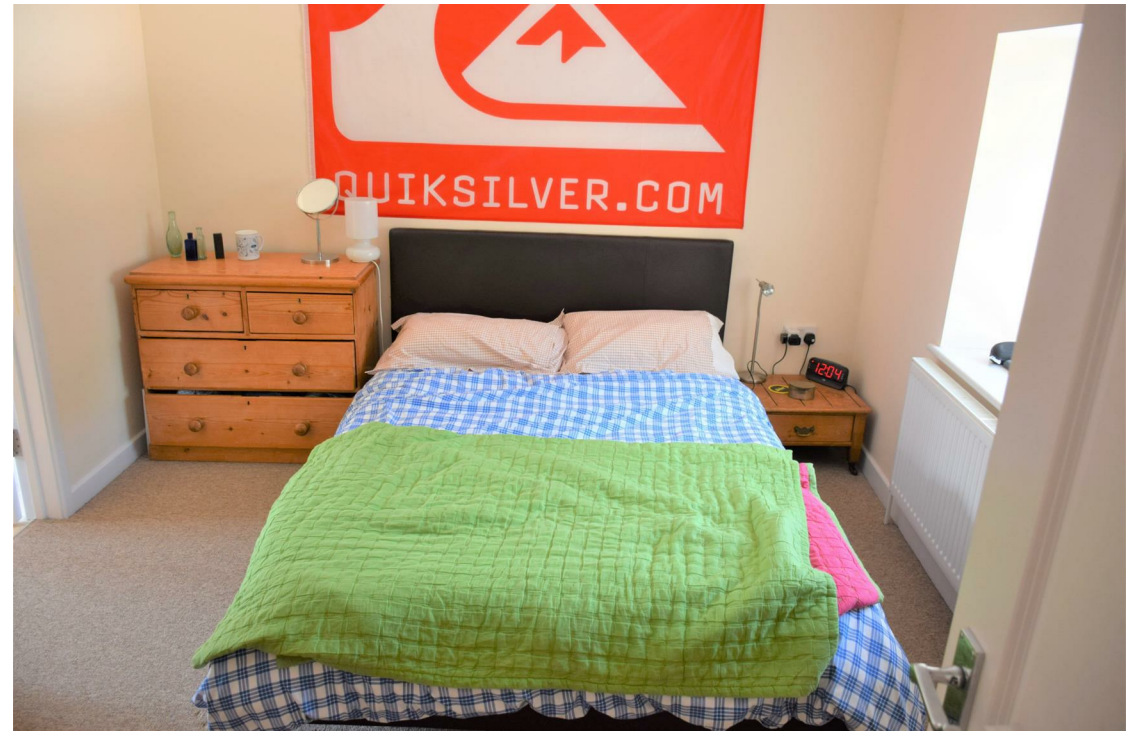
Beaminster is situated in an Area of Outstanding Natural Beauty with the Jurassic Coast a designated World Heritage Site only a 15-minute drive away. The old town of Beaminster is formed around its central square and served by an excellent selection of independent boutique shops, fruit & veg shop, traditional butcher, mini supermarket, beauty salon, cafes, doctors' surgeries, book shop, hardware store, pubs and restaurants, and a country house hotel, to name but a few!

Local Authority

Dorset Council Council Tax Band: A

Tenure: Share of Freehold

EPC Rating:



PROPERTY DESCRIPTION

Situation

The flat has its own front door on Hogshill Street to the left of the shop. From a ground floor hall, stairs rise up into the open plan Living Room / Kitchen. These stairs slightly overlap the neighbouring property, forming a minor "flying freehold."

Kitchen / Living Room

19'3" x 16'7" (5.87 x 5.05)

Dual aspect with views onto Hogshill Street at the front and across town to the rear. Fitted Kitchen with Breakfast Bar. Door off to Bedroom.

Bedroom

11'9" x 9'8" (3.58 x 2.95)

Double Bedroom. Window to front aspect. Door off to Ensuite Bathroom.

Bathroom

White suite comprising wash hand basin, close coupled WC and bath with shower over. Window to rear aspect.

Further information

The flat is currently let under an AST (correct at 4/10/22 but subject to change)

The flat is subject to a Section 106 Agreement under affordable housing rules. Meaning the flat must be sold or let at 35% below market value. The asking price takes this into account already, as does the current tenancy, but this must be upheld by the new owner.

Further details of the Section 106 Agreement are available to view via the selling agent. Details of rent achieved and yield is also available via the selling agents who currently manage the property.

Tenure

Upon the sale of the property a new lease will be granted by the freeholder. Details of this have not been finalised but the buyer's solicitor will be able to scrutinise the details during the conveyancing process.

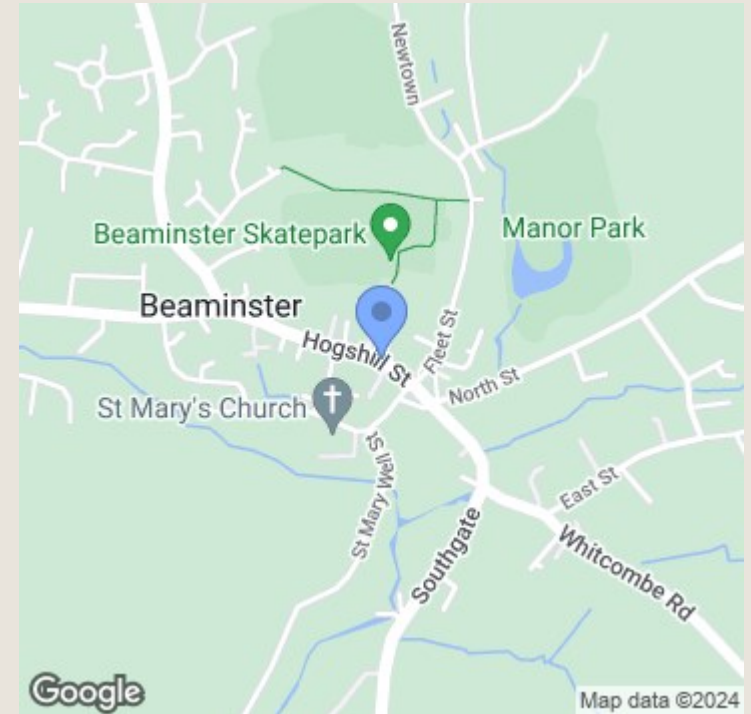
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Approximate Area = 449 sq ft / 41.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Mayfair Town & Country. REF: 655998



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

