



**39 FLEET STREET**

Beaminster, DT8 3EF

**Offers Over £289,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Charming two double bedroom period cottage with pretty garden, near the centre of Beaminster. Character cottage featuring woodburning stove, ledge and brace timber doors, deep windowsills and gas central heating.

## Situation

The local area\*  
 6.4 x miles – Bridport  
 7 x miles – Crewkerne  
 7.9 x miles – Jurassic Coast

\*All distances are approximate and sourced from Google Maps

## The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester.

## Local Authority

Dorset Council Council Tax Band: B  
 Tenure: Freehold  
 EPC Rating: D



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

# PROPERTY DESCRIPTION

## Entrance Lobby

Part glazed front door opens into lobby with room for coats & boots. Glazed door into Living Room.

## Living Room

14'2" max × 13'10" max (4.32 max × 4.24 max)

Window to front aspect.. Inglenook fireplace with oak lintel & exposed brick housing woodburning stove. Doors off to kitchen and stairs.

## Kitchen

15'7" max × 8'5" avg (4.75 max × 2.59 avg)

Window to rear aspect overlooking garden. Range of fitted units with solid timber worktop over. Belfast sink. Space for freestanding cooker, with extraction hood over. Integrated slim dishwasher. Curtained off utility area to screen washing machine and storage. Breakfast bar. Part glazed door to rear garden.

## Stairs & Landing

Window to rear aspect. Door at bottom of stairs, first floor landing has doors off to all rooms. Built in airing cupboard with timber shelves and combi boiler.

## Bedroom 1

12'4" × 9'3" (3.76 × 2.82)

Window to front aspect. Double room with partial exposed hamstone feature.

## Bedroom 2

9'10" × 9'8" (3 × 2.97)

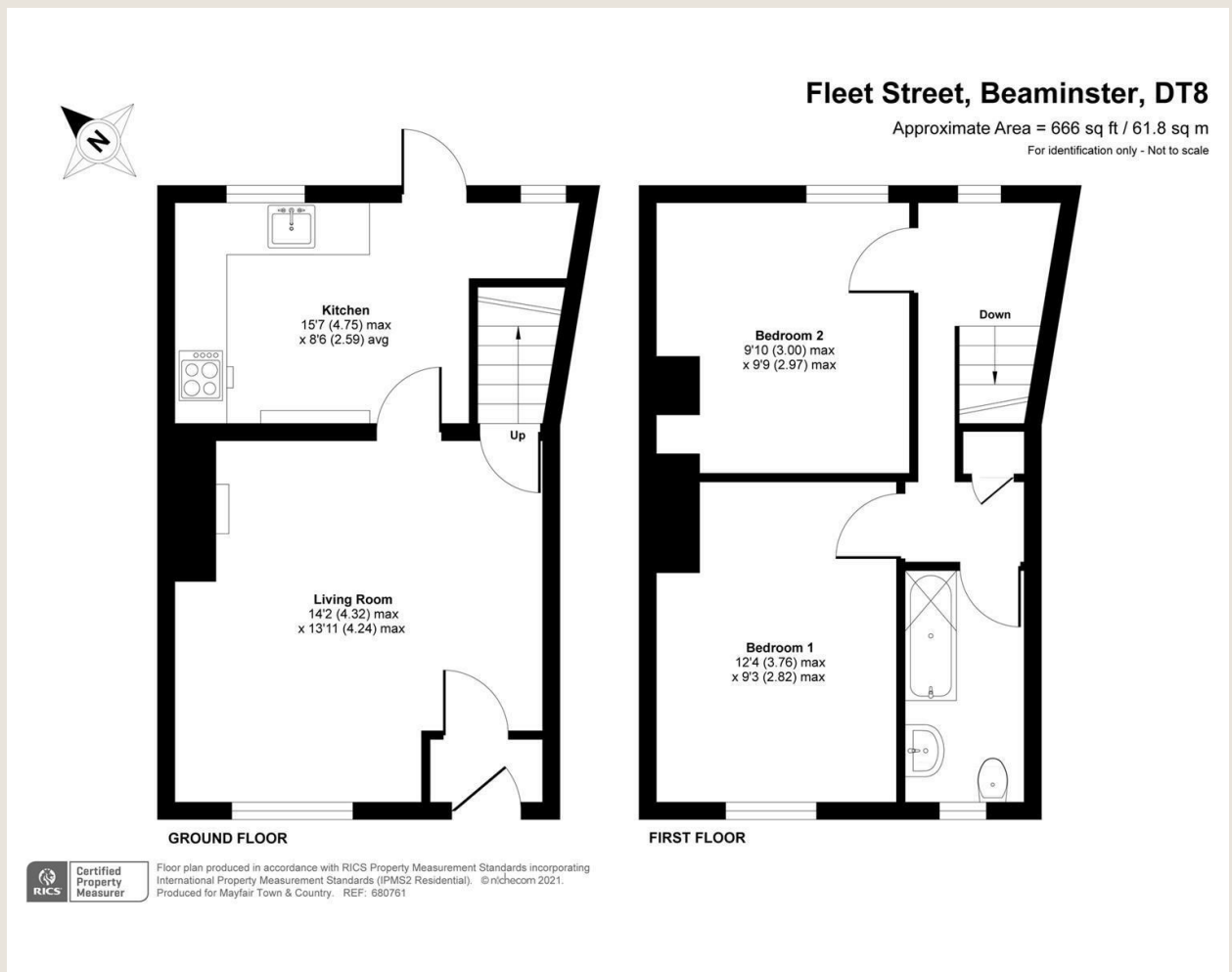
Window to rear aspect.

## Bathroom

Traditional wash hand basin, high level WC, full size bath with glass screen and fitted drench shower head over. Obscure glazed window to front aspect.

## Garden

Attractively landscaped with ornamental plants. Paved patio area which can be a real sun trap. At the rear is a stone former privy outhouse used as a garden shed. As is common with cottages, one neighbouring house has a pedestrian right of way along the top path across the garden to their outhouse and exit to Fleet Street.



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

**01308 862606**

[beaminster@mayfairproperties.net](mailto: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)

