



**153 GERRARDS GREEN**

Beaminster, DT8 3EB

**Price Guide £240,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A semi detached three bedroom house requiring modernisation. Private off road parking, gas fired central heating, double glazing and lawned gardens to the rear.

Gerrards Green is a popular residential area on the edge of Beaminster. This property would make an ideal family home or first-time-buy.

## Situation

The local area\*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 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 including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport, Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

## Local Authority

Dorset Council Tax Band: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

## Sitting Room

Radiator

## Kitchen/Dining Room

Radiator, understairs cupboard, double drainer sink unit, cupboards and drawers, plumbing for washing machine and door to outside lobby and store room.

## Landing

Loft access

## Bedroom 1

Radiator, wash hand basin, cupboard and gas fired central heating.

## Bedroom 2

Radiator

## Bedroom 3

## Shower Room

Shower and hand basin.

## W/C

Low level w/c.

## Outside

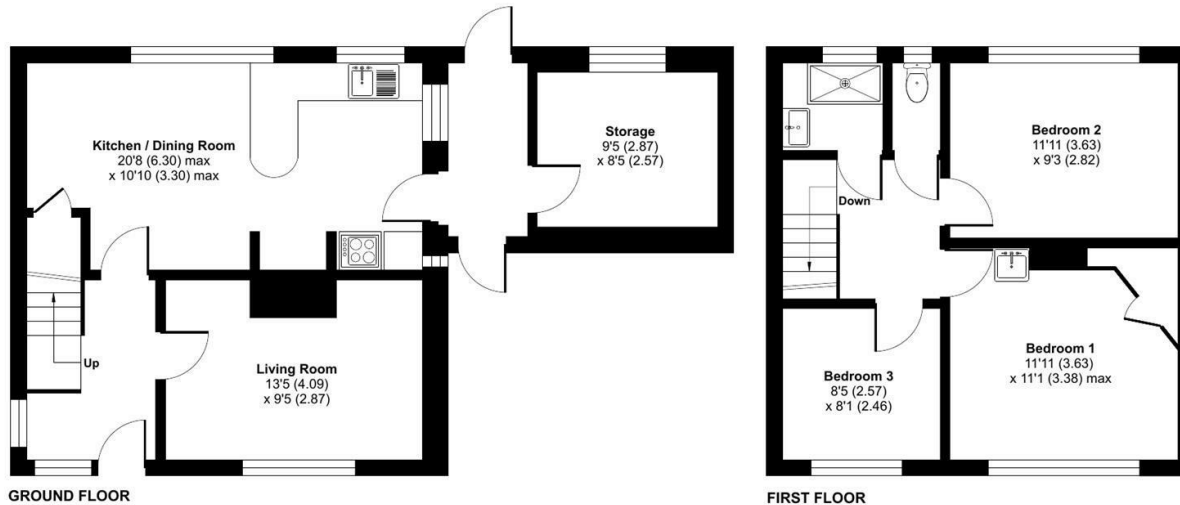
Parking area at front of the house.

The gardens are located to the rear and comprise lawn and concrete terrace.

## Gerrards Green, Beaminster, DT8

Approximate Area = 988 sq ft / 91.7 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 2023. Produced for Mayfair Town & Country. REF: 1050976



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

**01308 862606**

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### 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)

