



8 APPLEFIELD ROAD

Beaminster, DT8 3RY

Price £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An attractive, semi-detached house situated in a close in a sought after village. The property has recently been refurbished and the accommodation comprises two bedrooms, sitting/dining room, single garage and is within walking distance to the village public house. Viewing is highly recommended.

Situation

The local area*

4.5 x miles – Beaminster

4.8 x miles – Crewkerne Railway Station (Direct To Waterloo)

8.8 x miles – Bridport

*All distances are approximate and sourced from Google Maps

The local area

Drimpton is a popular village with a playground, football pitch, village hall and it's own public house. Situated just north of Beaminster and south of Crewkerne the village offers a laid back feel with easy access to amenities such as a shops, railway services, doctors surgeries, schools etc all a short drive away.

Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Timber effect laminate flooring and radiator.

Sitting/Dining Room

Timber effect laminate flooring, doors to rear gardens, feature stone fireplace and radiator.

Kitchen

Fitted with a range of matching floor and wall mounted units, stainless steel sink and drainer with outlook over the rear garden, electric oven and hob, integrated fridge and washing machine. Tiled flooring and space for washing machine.

Cloakroom

Suite comprising wash hand basin and low-level WC.

Landing

Airing cupboard.

Bedroom 1

Radiator

Bedroom 2

Radiator

Bathroom

Suite comprising panelled bath, low-level WC and wash hand basin. Tiled splashbacks and radiator.

Rear Garden

Walled and fenced and hard landscaped with upper and lower paved terraces, area for flower bed and door to the single garage.

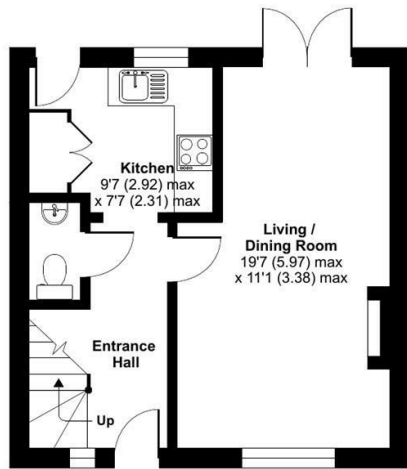
Single Garage

Power and light.

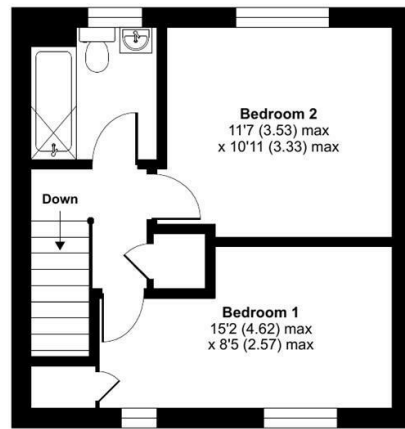
Applefield Road, Drimpton, Beaminster, DT8

Approximate Area = 900 sq ft / 83.6 sq m (includes garage)

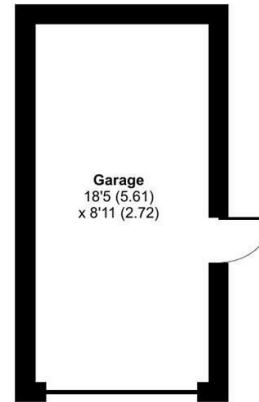
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1058040



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)

