



**23 FLEET STREET**

Beaminster, DT8 3EF

**Price £320,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

An exceptional two bedroom end of terrace cottage on Fleet Street with a useful studio/workshop space in the enclosed garden. The cottage has attractive accommodation which includes a stylish and contemporary open plan living area on the ground floor.

## 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 Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(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

## **Open plan kitchen/sitting/dining room**

A fantastic triple aspect room providing a comfortable, contemporary, light and spacious living space. This room has a fully tiled floor and naturally divides into a sitting area with an open fireplace and useful shelving and a kitchen with island unit and floor and wall mounted cupboards, one and a half bowl sink unit. There are also fitted appliances including gas hob and electric oven, fridge, dish washer and washing machine. This is a superb room combining all the elements for modern day living in a period cottage.

## **Landing**

With cupboards including airing cupboard housing gas boiler.

## **Bedroom One**

With open fronted wardrobe and shelf.Radiator.

## **Bedroom Two**

Shelving and radiator.

## **Bathroom**

Suite comprising double shower unit, sink with vanity unit under, low level w/c and tiled splashbacks.

## **Studio/workshop**

A lovely stone building in the rear garden, which could be used for al fresco dining, storage, office space or workshop. Power is connected.

## **Garden**

A completely enclosed and paved garden offering privacy and a sunny space to sit out. Raised beds and ornamental pond. There is a useful shared side entrance leading down a small alley way onto the street, ideal for moving materials or bins without having to come through the house.

## **Services**

All mains services are connected.

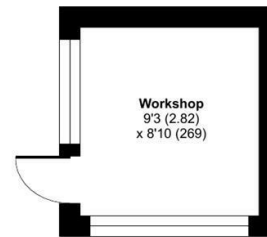
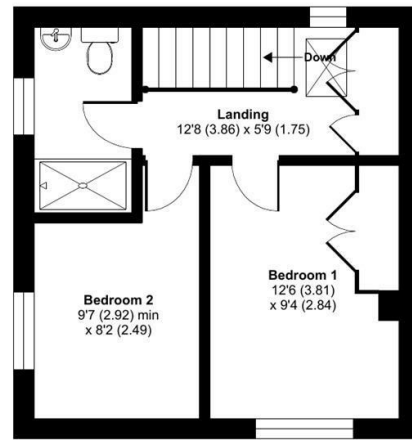
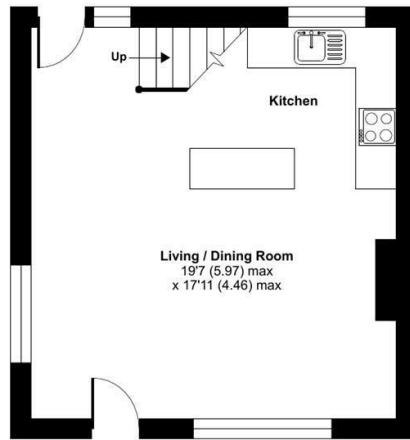
## Fleet Street, DT8

Approximate Area = 696 sq ft / 64.7 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 778 sq ft / 72.3 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 2024. Produced for Mayfair Town & Country. REF: 1076145



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)

