



## APRIL COTTAGE THE GREEN

Beaminster, DT8 3SD

Price £450,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A charming detached thatched modern cottage located on the edge of this popular West Dorset town. The cottage has superb rural views over farmland towards Buckham Down. There is excellent accommodation which comprises three bedrooms, 2 reception rooms and 2 bathrooms benefitting from double glazing and gas fired central heating. There are also gardens to the rear and an attached garage.

## 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: E

Tenure: Freehold

EPC Rating: C



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 75                         | 75        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

# PROPERTY DESCRIPTION

## Entrance Hall

Radiator ,cloak cupboard, exposed beams.

## Sitting Room

A delightful room with feature brick fireplace with large beam ,exposed brick wall ,2 radiators, beamed ceiling, useful cupboard ,dual asp and doors to rear garden. Rural views. This is a great room for sitting and relaxing after along walk in the beautiful Dorset countryside.

## Kitchen/Dining Room

This is the hub of the cottage and the room around which family life will revolve. Range of floor and wall mounted cupboards and drawers ,sink unit, exposed brick wall ,fitted oven, hob and extractor fan. Beamed ceiling and rural views.

## Utility Room

Range of cupboards ,work surfaces, splashbacks, radiator ,gas fired boiler and door to garden. Space and plumbing for washing machine.

## Cloakroom

Low level w/c and handbasin.

## First Floor

### Landing

Radiator

### Bedroom One

Radiator and cupboard.

### En Suite Bathroom

Suite comprising shower cubicle, double hand basin, radiator and low level w/c.

### Bedroom Two

Radiator and views.

## Bedroom Three

Radiator

## Family Bathroom

Suite comprising corner bath, low level w/c and hand basin.

## Outside

### Garage

Driveway leading through gates providing access to attached garage.

### Garden

The gardens which are located to the rear of the cottage are mainly lawned and walled and include a paved terrace.

## Material Information\_

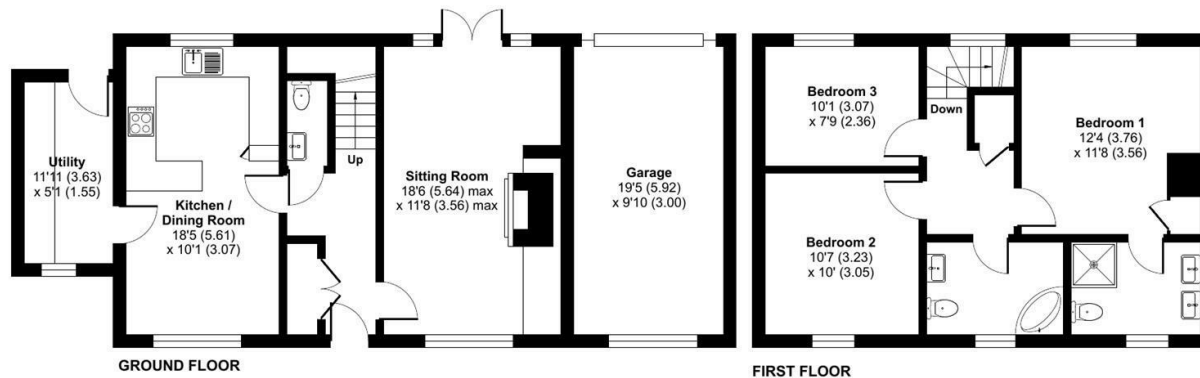
- Mains electric, gas and water.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

## The Green, Beaminster, DT8

Approximate Area = 1161 sq ft / 107.9 sq m  
Garage = 186 sq ft / 17.2 sq m  
Total = 1347 sq ft / 125.1 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: 1081789



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)

