



5 YARN BARTON

Broadwindsor, DT8 3QW

Price £320,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious 3 bedroom linked detached bungalow located in a popular close on the edge of the favoured village of Broadwindsor. The property offers attractive light and spacious accommodation including an open plan living area which is an ideal space for relaxing after a long walk. There is also a conservatory overlooking the gardens and a kitchen with a variety of fitted appliances as well as double glazing and oil fired central heating.

Situation

The local area*
2.5 x miles – Beaminster
6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)
6.9 x miles – Bridport

*All distances are approximate and sourced from Google Maps.

The local area

The village of Broadwindsor offers many amenities including a community run shop and public house. There is a primary school and a MUGA (Multi Use Games Area) that is available to anyone to use. The Stableyard Restaurant sits on the edge of the village along with a number of outlets including a beauty salon and hairdressers.

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Lobby

Tiled floor

Cloakroom

Suite comprising low level w/c, hand basin with vanity unit under and tiled floor.

Living/Dining room

An attractive open plan room which acts as the hub for the property around which family life will revolve. Feature electric fire, 2 radiators and door to the conservatory.

Conservatory

Doors to the pretty gardens and tiled floor.

Kitchen

One and a half bowl sink unit, floor and wall mounted cupboards and drawers, fitted fridge/freezer, oven, hob and extractor fan. Fitted dishwasher and tiled floor.

Bedroom 1

Views over the close to countryside beyond. Radiator.

Bedroom 2

Radiator

Bedroom 3

Wardrobe and radiator.

Bathroom

Suite comprising shower cubicle, low level w/c, hand basin with vanity unit, radiator, tiled splashbacks and tiled floor.

Attached garage

Up and over door.

Outside

To the front is a driveway and lawned area with shrubs.

The rear and side gardens have lawns, well stocked shrub beds as well as a variety of trees.

Material Information

Construction: reconstituted stone under a tiled roof.

Mains electric, water and drainage.

Oil-fired central heating.

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

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

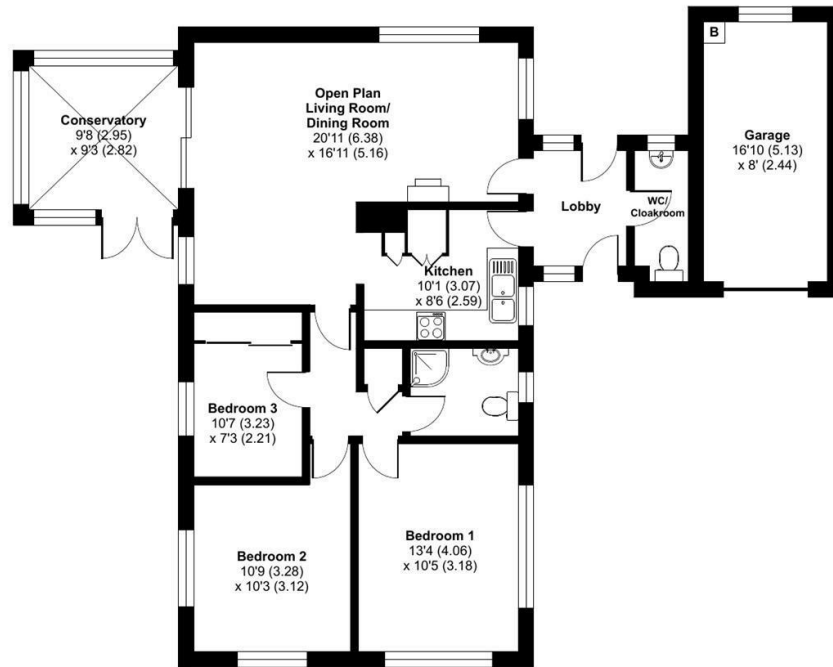
For planning applications, please contact West Dorset District Council.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

Yarn Barton, Broadwindsor, Beaminster, DT8

Approximate Area = 1157 sq ft / 107.4 sq m (includes garage)

For identification only - Not to scale



GROUND 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: 1059003



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

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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)

