



## 5 WILLOW GROVE

Beaminster, DT8 3EU

Price Guide £235,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well-presented two bedroom bungalow, offered with no onward chain, situated within a quiet cul-de-sac. The property offers a modern fitted kitchen with a range of appliances included, a spacious sitting room, two bedrooms and bathroom. Outside, the enclosed rear garden offers a private space and includes a summerhouse, greenhouse and wooden shed for storage. Both off-road and on-street parking is available.

## Situation

The local area\*

6.3 x miles – Crewkerne (Railway line to Waterloo)

6.6 x miles – Bridport

7.9 x miles - Jurassic Coast

\*Distances are approximate & 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.

## Local Authority

Dorset Council Council Tax Band: B

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		
(55-68) D	65	
(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

## Porch

Useful space for coats and boots. Store found to the left of the porch.

## Hallway

Doors off to all rooms. 3 storage cupboards. Underfloor heating throughout the hallway and sitting room.

## Sitting Room

A comfortable room with large window to front aspect and glazed door to rear garden. Storage cupboard with shelving and radiator.

## Kitchen

Modern fitted kitchen with range of wall and base units, wood-effect worktops overs. Electric oven and hob with extractor hood over, washing machine, fridge/freezer and microwave. Window to rear aspect to enjoy views over the private garden, radiator and combi boiler. Loft hatch.

## Bedroom 1

Dual aspect double bedroom with tall double wardrobe.

## Bedroom 2

Light room with window to front aspect, radiator.

## Bathroom

Modern suite comprising fitted bath with shower over, WC and wash hand basin. Radiator and neutral splashbacks.

## Garden

To the front, the garden is mainly laid to lawn. The rear garden can be accessed via the door off the sitting room or via the side gate. The garden is very private with patio surrounding an area of lawn. There is a summerhouse, wooden shed and greenhouse.

## Parking

Parking can be found on-street, in front of the property, as well as additional parking in a shared area at the end of the cul-de-sac. Although there are no allocated spaces for this property, parking is available.

## Material Information

Construction: brick under a tiled roof.

Mains electric, gas, water and drainage.

Gas-fired central heating, with partial underfloor 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

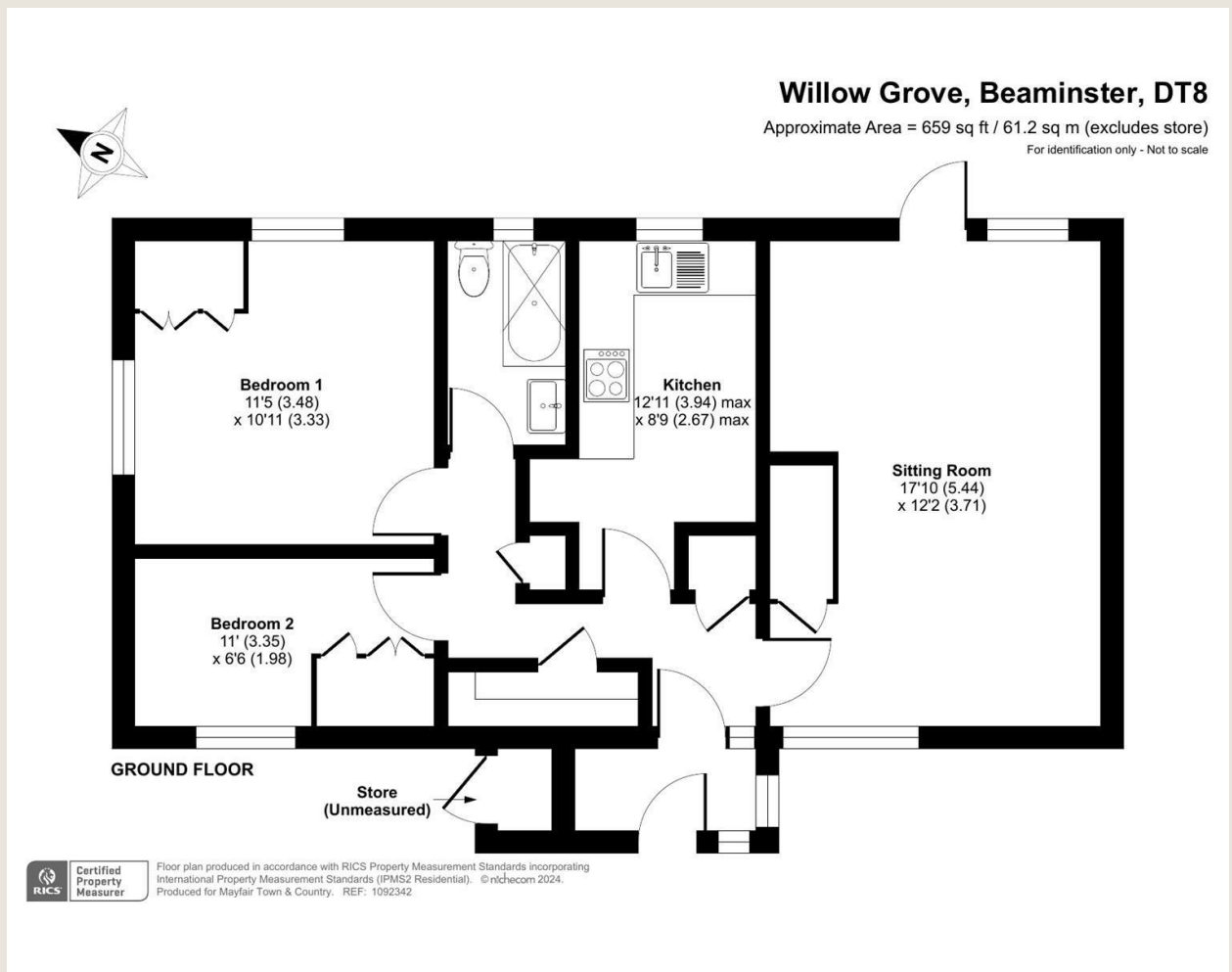
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

For planning applications, please contact West Dorset District Council.

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

## Section 157

Please note, there is a Magna Housing Association restriction relating to this property. The restriction is set out in full within Section 157 of the Housing Act 1985. In basic terms this means that the proposed purchasers must have lived or worked within the County of Dorset for a continuous period of at least 3 years up to the date of the purchase of the property. The proposed purchasers would have to sign a certificate to this effect. Please contact us or Magna Housing Association for further information.



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)

