



9 OXHAYES

Drimpton, DT8 3RP

Price Guide £310,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A light and spacious link-detached bungalow situated in a village location, boasting a beautifully mature rear garden. The property briefly comprises two double bedrooms, sitting room, fitted kitchen, bathroom and gardens to both front and rear. There is a single garage and driveway parking.

Situation

The local area*
4.9 x miles - Beaminster
4.1 x miles - Crewkerne
9.2 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 just a short drive away.

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

A lovely space, perfect for storing shoes and hanging coats.

Entrance Hall

Spacious hallway with doors off to all rooms. Airing cupboard housing water tank. Engineered oak flooring throughout, except the kitchen and bathroom. Loft hatch.

Sitting Room

A bright and spacious room, positioned at the front of the property. Electric fire with mantle, large window to front and radiator. The current owners are using this room as the main bedroom.

Kitchen

Fitted kitchen with a range of wall and base units, worktop over and neutral tiled splashbacks, with large window overlooking the garden. Electric cooker, space and plumbing for washing machine, space for fridge/freezer. Larder for storage. Door to small rear porch, oil-fired boiler.

Bedroom 1

A comfortable double bedroom with fitted wardrobe and radiator. The current owners have utilised this space as the sitting room to enjoy the views out to the well-tended and pretty garden, with access via patio doors.

Bedroom 2

A good-sized double bedroom with fitted wardrobe, radiator and window to front aspect. Currently in use as a study.

Bathroom

Modern bathroom suite comprising large walk-in shower, WC, wash hand basin with vanity below and towel rail. Additional radiator and obscured window to rear aspect.

Gardens

Front garden mainly laid to lawn. The enclosed rear garden is south-facing, with patio area extending across the back of the property, providing a wonderful entertaining space for those summer evenings. The rear garden has been beautifully maintained by the current owners with pathways leading to a number of raised vegetable beds, greenhouse, and mature bordering shrubs with a wooden pergola in the centre tying it all together. Wooden shed and oil tank tucked behind trellis.

Garage & Parking

Single garage with up and over door. Driveway parking.

Material Information

Construction: reconstituted stone under a tiled roof.

Mains electric, water and drainage.

Oil-fired central heating.

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

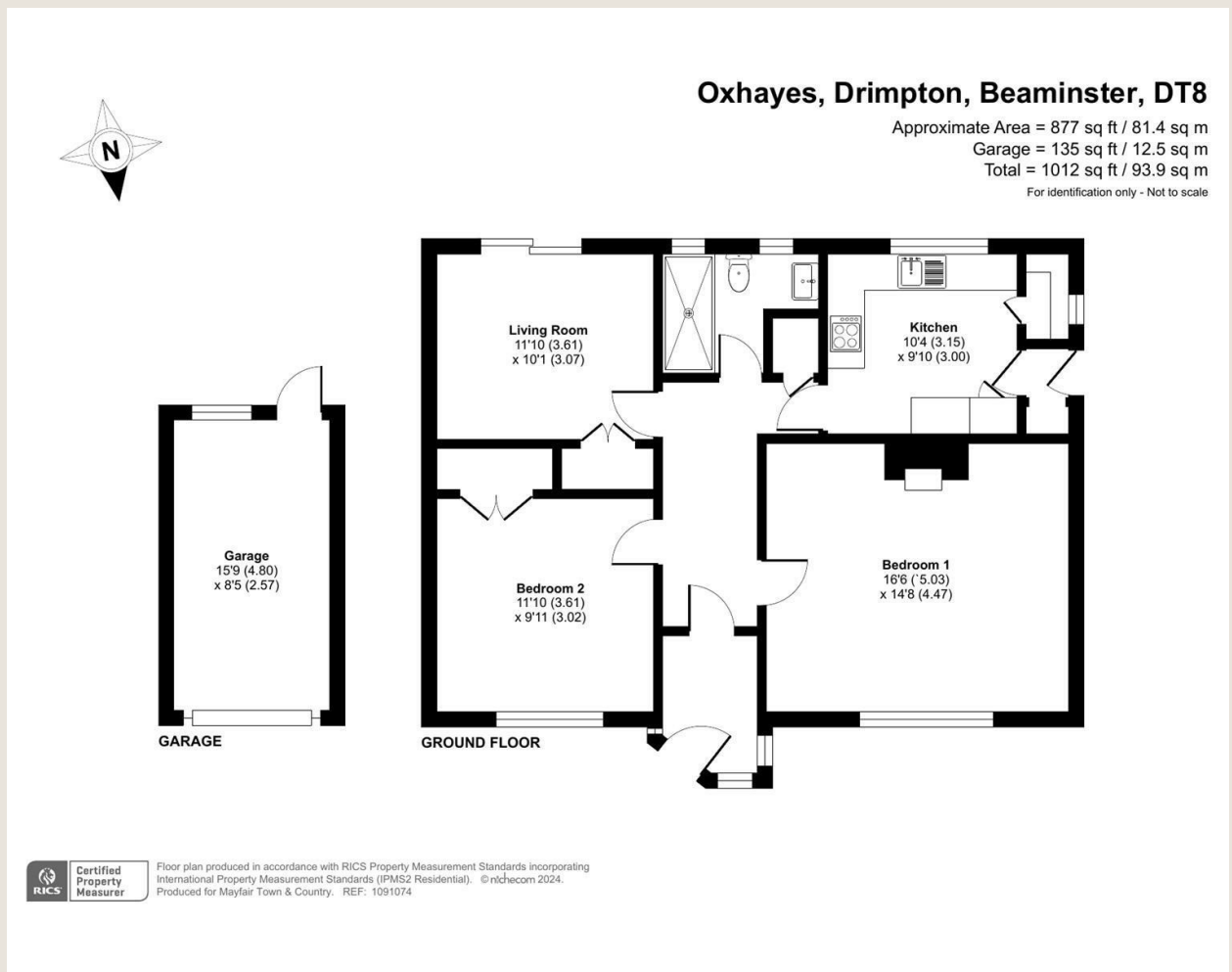
checker.ofcom.org.uk/en-gb/broadband-coverage

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>



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)

