



16A SOUTHGATE

Beaminster, DT8 3LX

Offers Over £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An attractive end of terrace two-bedroom cottage located on the outskirts of Beaminster town. This property combines period charm with modern comforts to create a fine home. The cottage offers a recently fitted kitchen with a range of modern integrated appliances. The downstairs area opens to a spacious and inviting sitting room with wood burner which is perfect for relaxation and entertainment. Upstairs there are 2 double bedrooms. The contemporary bathroom features a great walk-in shower with monsoon fitting. Outside the rear terrace provides a private space. From here, you have a fantastic view of the surrounding area.

Situation

The local area*

6.5 x miles – Crewkerne

6.6 x miles – Bridport

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 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 | | 87 |
| (81-91) B | | |
| (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

Sitting Room

A delightful room with wood burner and door to the rear terrace. This is a great room for sitting and relaxing after a long walk in the surrounding countryside.

Kitchen/Breakfast room

An attractively fitted room with good range of floor and eye level cupboards and drawers. Fitted appliances to include electric oven and hob with hood over and slimline dishwasher. This is the hub of this lovely cottage around which family life will revolve.

First Floor

Landing

Bedroom 1

Radiator. Cupboard.

Bedroom 2

Radiator.

Bathroom

Contemporary suite with walk in shower with monsoon head, w/c and hand basin.

Outside

Terrace

A good space with river views, ideal for alfresco dining.

Material Information

Additional information not previously mentioned

Mains electric, gas and water.

Gas fired central heating.

Mains sewage.

For planning applications contact West Dorset District Council.

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

For an indication of specific speeds and supply or coverage in the area, for mobiles and broadband 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:

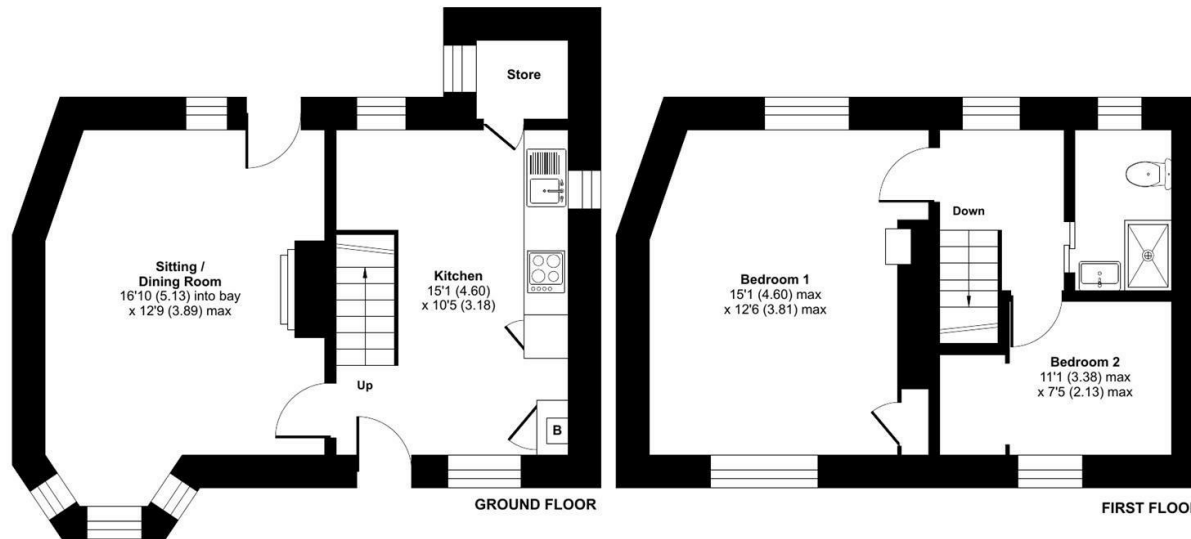
High risk of surface water flooding

Low risk of flooding from rivers and the sea

Southgate, Beaminster, DT8

Approximate Area = 754 sq ft / 70.1 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 2024. Produced for Mayfair Town & Country. REF: 1091113



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)

