



33 NAOMI CLOSE

Mosterton, DT8 3FQ

Price £299,950

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented three-bedroom semi-detached house situated in a quiet spot in the popular village of Mosterton. The property briefly comprises a modern kitchen/dining room, spacious living room with direct access to the garden, and downstairs WC. Upstairs, the views overlooking the surrounding countryside can be enjoyed, along with three good sized bedrooms and a family bathroom. Outside, there is a wonderfully private garden with an area of lawn and large patio, along with rear access leading to the car port and parking area.

Situation

The local area*
3.0 x miles - Beaminster
4.0 x miles - Crewkerne
9.5 x miles - Bridport

*All distances are approximate and sourced from Google Maps.

The local area

Mosterton is one of the few remaining villages which still boasts a variety of amenities including: a large village shop, local pub, sought-after C of E primary school, commercial garage and village hall. The village is a thriving community and hosts a variety of social and hobby events throughout the year.

Local Authority

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(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 Hall

A bright entrance with doors off to all rooms and stairs rising to first floor. Space for boots and hanging coats.

Kitchen/Dining Room

16'11" × 8'0" (5.18 × 2.44)

Modern fitted kitchen with a range of wall and base units with worktops over. Integrated appliances include electric oven, ceramic hob with extractor hood over and dishwasher. Ceramic one and a half bowl sink with drainer, space (and plumbing) for washing machine and space for fridge/freezer. Dining area creating a wonderful social space around which family life can revolve. Dual aspect and useful storage cupboard.

Living Room

16'11" × 11'8" (5.18 × 3.58)

A light and spacious dual aspect room with window to front aspect and patio doors out to the garden. Wonderful features include decorative paneling, feature fireplace with wooden beam and space for electric fire, creating a cosy space to relax.

Downstairs WC

5'2" × 6'9" (1.6 × 2.06)

Good sized cloakroom with WC, wash hand basin, radiator and obscured window to rear aspect. Tiled feature wall. Access to under stairs storage.

First Floor Landing

Window to rear aspect enjoying views over the pretty garden and countryside beyond.

Bedroom 1

11'6" × 9'10" (3.53 × 3)

A comfortable bedroom boasting a decorative paneled feature wall. Window to front aspect and built-in wardrobe. Radiator.

Bedroom 2

11'8" × 8'0" (3.58 × 2.46)

Double bedroom with window to front aspect, over stairs storage and radiator.

Bedroom 3

8'5" × 8'0" (2.59 × 2.46)

Radiator and window to rear aspect overlooking the garden and countryside beyond.

Bathroom

7'10" × 7'10" (2.39 × 2.41)

Modern suite with fitted bath and shower over, WC, wash hand basin and towel rail. Tiled splashbacks and obscured window to rear aspect.

Garden

An enclosed, pretty rear garden with large patio area, perfect for alfresco dining, lawn and raised beds. Direct access to car port and parking area via rear gate. The front garden is mainly lawn bordered by shrubs and hedging.

Parking

Car port and parking space. Additional on-street parking is available.

Service Charge

Please note, there is currently a monthly service charge of £12 which covers the drainage and underground LPG gas supply as well as communal maintenance.

Material Information

Mains electric and water.

Private drainage (shared sewerage treatment plant)

LPG heating (shared underground supply)

New Homes Warranty (6 years remaining)

Construction: reconstituted stone under a slate roof.

Broadband & Mobile coverage

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

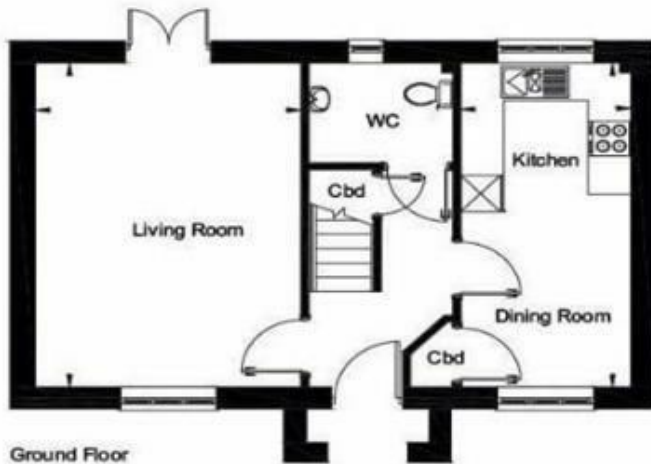
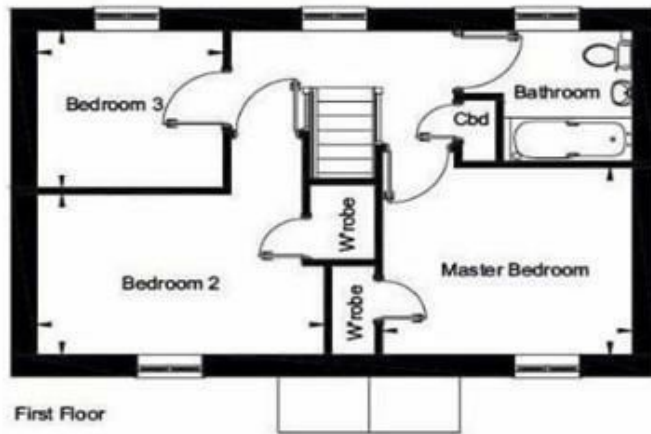
checker.ofcom.org.uk/en-gb/broadband-coverage

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

beaminsters@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)

