



I ABBOT CLOSE

Beaminster, DT8 3FE

Price Guide £495,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An attractive, semi detached three bedroom modern town house located in a popular close a short distance from the many amenities in Beaminster town centre. This superb house benefits from gas fired central heating, sealed unit double glazing and has excellent light and spacious accommodation which includes sitting room, well fitted kitchen/dining room, 3 bedrooms and 2 bathrooms. There is also a single garage and private rear gardens.

Situation

The local area*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 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.

Local Authority

Dorset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	78	
(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

Oak flooring, radiator. Stairs to first floor.

Sitting Room

A superb, light and spacious dual aspect room with feature fireplace with mantel, surround and fitted gas fire. Range of fitted cupboards and shelving, radiator and French doors to the rear gardens.

Kitchen/dining room

A splendid dual aspect room with excellent range of Shaker style cupboards and drawers, fitted double oven and hob with extractor fan over, plumbing for dishwasher and tiled floor. Double drainer Sink unit with mixer tap and radiator.

Utility room

Single drainer sink unit, gas fired boiler, tiled flooring, plumbing for washing machine and door to rear garden.

Cloakroom

Suite comprising low level w/c, hand basin, radiator and tiled floor.

First Floor

Landing

Radiators.

Bedroom 1

Radiator and triple wardrobe.

En suite shower room

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

Bedroom 2

Triple wardrobe and radiator.

Bedroom 3

Radiator.

Family bathroom

Panelled bath with shower, low level w/c, hand basin, tiled floor and radiator.

Outside

Single garage in adjacent garage block.

Gardens

The gardens are located to the rear and are fenced to provide a high degree of privacy. They comprise a gravelled terrace, various sitting areas, artificial lawn and a paved terrace. There are also a variety of shrubs and flowers.

Material Information

Additional information not previously mentioned

Mains electric, gas and water.

Gas fired central heating.

Mains drainage.

Stone elevations under a tiled roof.

Broadband and Mobile signal or coverage in the area.

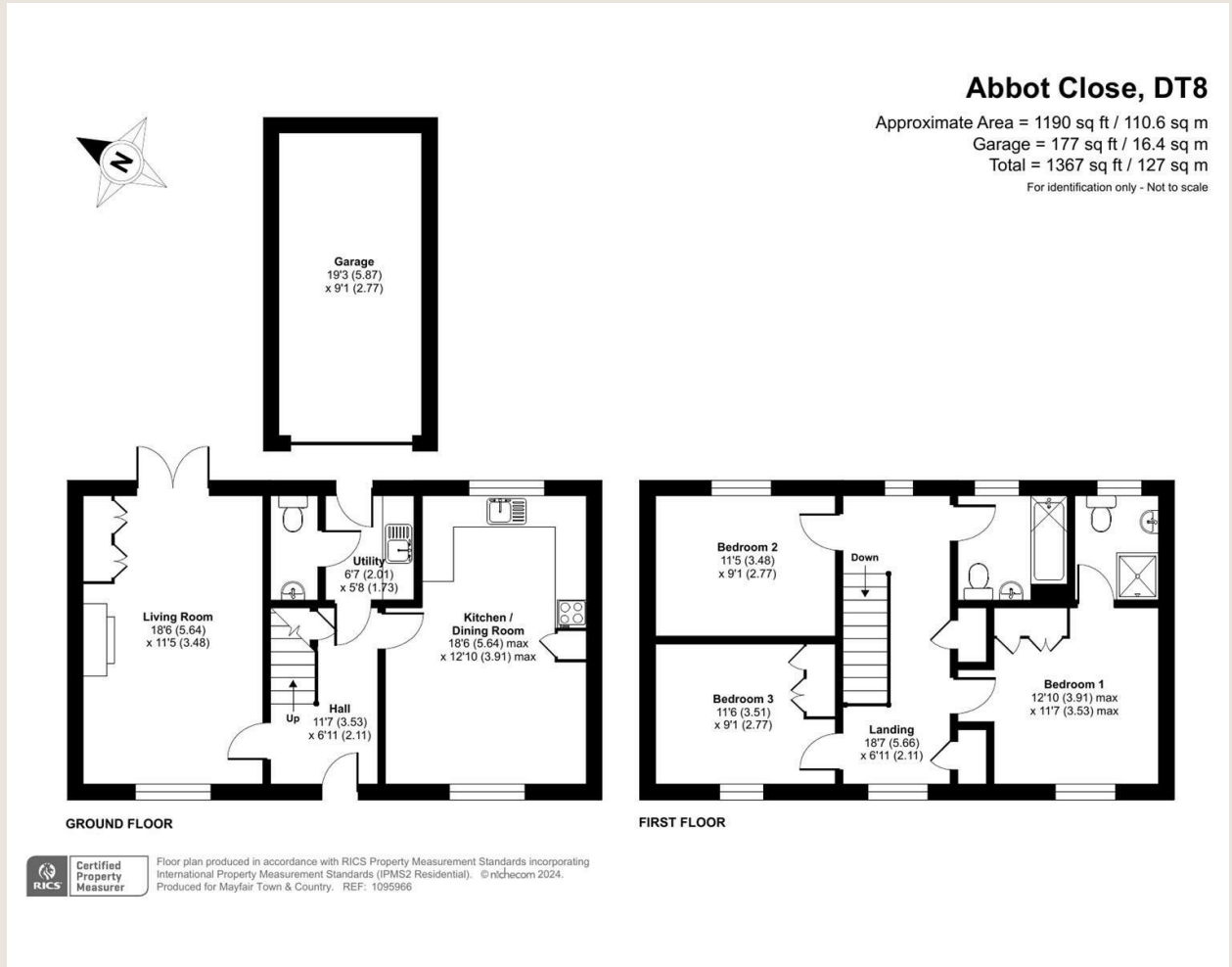
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

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



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)

