



19 CLAY LANE

Beaminster, DT8 3BU

Price £350,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A refurbished three-bedroom terraced cottage within easy reach of the amenities in Beaminster. The property boasts a generous south-facing rear garden, three bedrooms, two reception rooms and a modern kitchen and bathroom. The property benefits from new carpets throughout and new combi boiler, and is offered to the market with no onward chain.

## Situation

The local area\*

6.6 x miles – Bridport

6.7 x miles – Crewkerne

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		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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

Spacious hallway with doors off to all ground floor rooms, stairs rising to first floor and under stairs storage cupboard. Radiator and new carpets throughout.

## Kitchen

Shaker-style fitted kitchen with a range of wall and base units with laminate worktops over. Stainless steel sink with drainer, electric double oven, gas hob with extractor over. Space for fridge/freezer, tumble dryer and plumbing for washing machine. Combi boiler and door to shared passageway. Large window to rear aspect enjoying views over the garden.

## Sitting Room

Light and bright reception room with patio doors to outside seating area. Feature fireplace with woodburning stove and radiator.

## Dining Room

A comfortable room with feature fireplace and window to front aspect, providing a second reception space. Currently in use as an office.

## First Floor Landing

### Bedroom 1

Spacious double bedroom with window to rear aspect enjoying views over the garden and surrounding countryside. Radiator.

### Bedroom 2

Double bedroom with window to front aspect. Radiator.

### Bedroom 3

Window to front aspect, built-in cupboard with hanging rail and radiator. Loft hatch.

## Family Bathroom

Modern suite comprising of fitted bath with shower over, and grey tiled splashbacks. W.C, wash hand basin with storage below, and heated towel rail.

## Garden

Large garden mainly laid to lawn, with great privacy from bordering trees and gravelled seating area. The garden can be accessed via the patio doors from the sitting room or the shared passageway which allows direct access from the garden to the front of the property. Outbuilding for storage. There are two small areas of the garden with shared access for a neighbour, one immediately from the rear door of the passageway and the other towards the end of the garden leading to a bridleway.

## Outside

On-street parking. A few steps lead down to the property from the pavement.

## Material Information

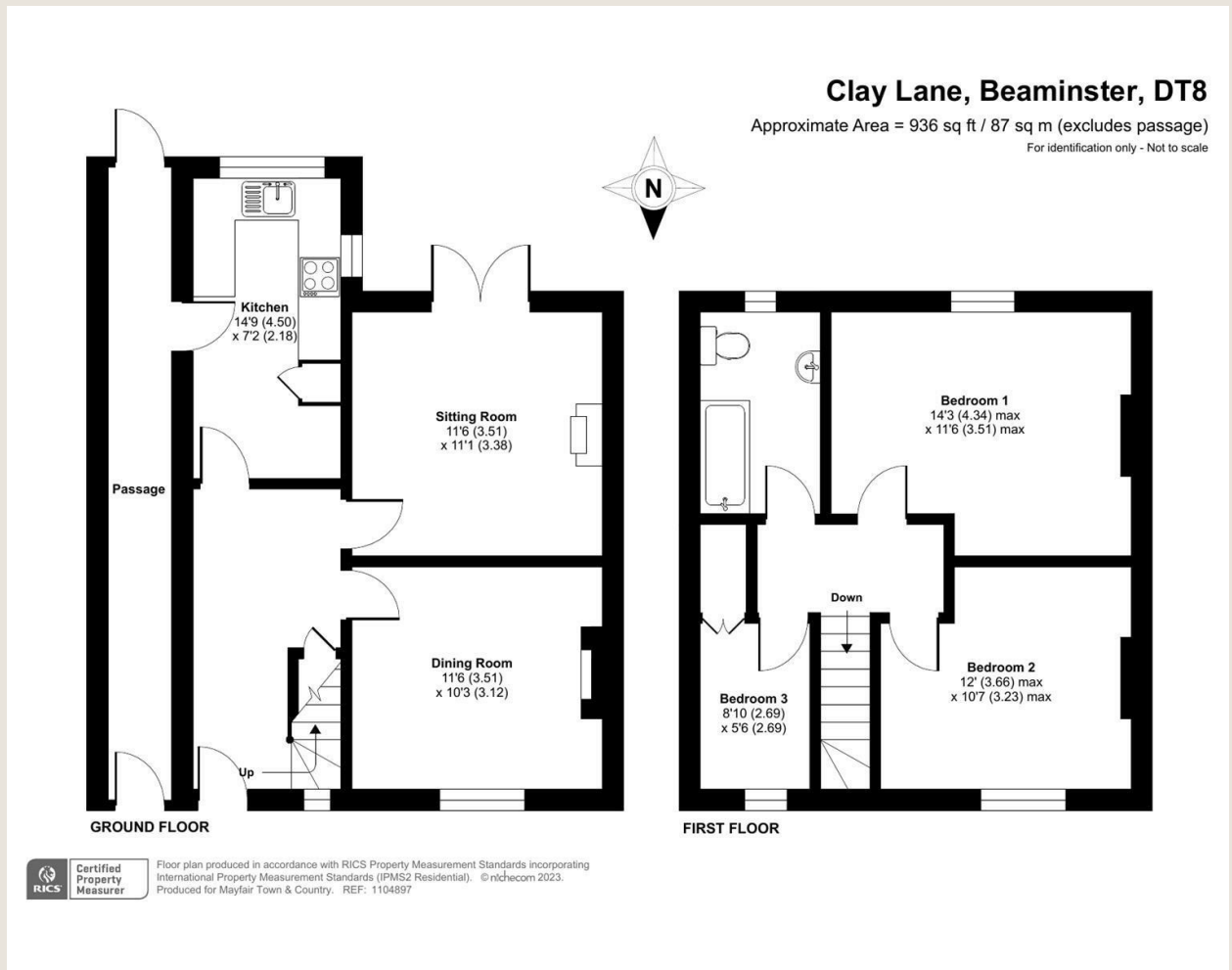
All mains services connected.  
Woodburning stove.

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>



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

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**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)

