



1B ST. JAMES

Beaminster, DT8 3PW

Price Guide £395,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An attractive and well presented semi detached house in a popular location close to amenities.

1B St James has colour washed elevations under a tiled roof and has excellent, well presented accommodation which includes a superb sitting room and conservatory, kitchen/breakfast room, 3 bedrooms and bathroom, The property benefits from sealed unit double glazing, gas fired central heating and photovoltaic panels providing electricity.

Situation

The local area*

6.0 miles – Crewkerne

6.3 miles – Bridport

7.7 miles – Jurassic Coast

*All distances are approximate and sourced from Google Mazps

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: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	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

Radiator,timber effect flooring.

Cloakroom

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

Kitchen/breakfast room

An attractively fitted room with new Shaker style cupboards and drawers ,work surfaces, double bowl sink unit with mixer/ boiler tap, fitted double oven with extractor fan over, fitted dishwasher and plumbing for washing machine and tumble dryer.

Sitting room

Fireplace with fitted electric fire, timber effect flooring ,cupboard. Together with the conservatory this room forms an exemplary living space and the hub around which family life will revolve.

Conservatory

A lovely room overlooking the rear garden with access from the sitting room. Timber effect flooring,2 radiators, doors to garden and vaulted and insulated ceiling.

First Floor

Landing

Bedroom 1

Double wardrobe and radiator.

Bedroom 2

Double wardrobe and radiator.

Bedroom 3

Radiator.

Bathroom

Suite comprising panelled bath with shower,low level w/c and hand basin.

Outside

Gardens

Tarmacadam driveway with ample parking for several vehicles and double gates leading to the rear gardens which are hedged and fenced and comprise a gravelled patio area with lawn ,trees and shrub/flower borders. The front garden is hedged with an area of lawn.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

Photovoltaic panels providing electricity

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

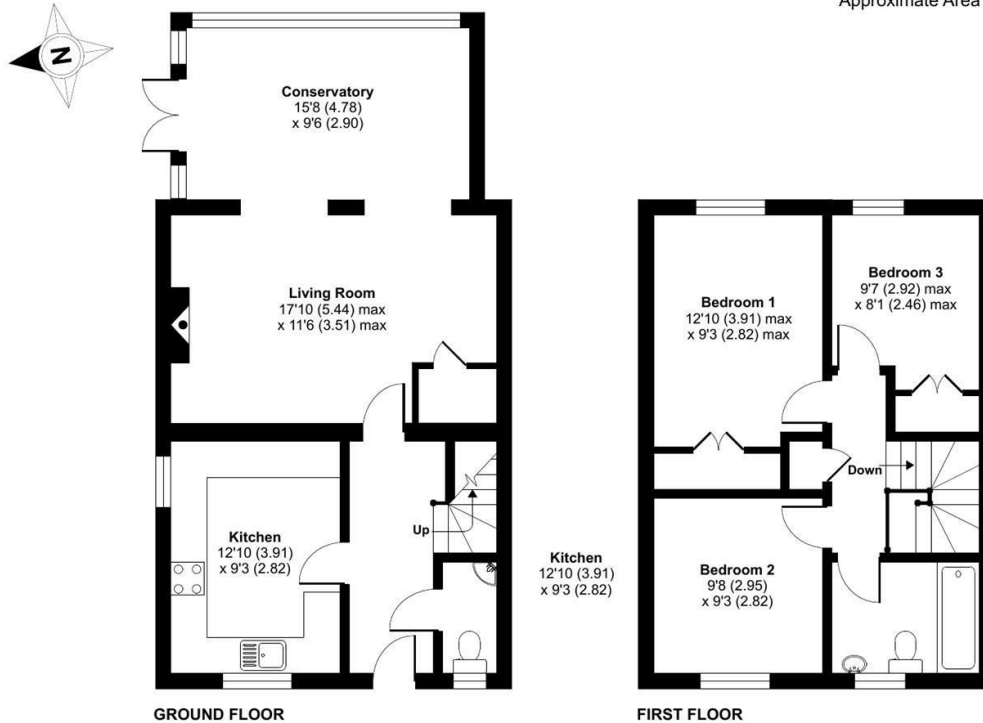
Flood Information:

flood-map-for-planning.service.gov.uk/location

St. James, Beaminster, DT8

Approximate Area = 1073 sq ft / 99.6 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: 1112219



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)

