



24 CHURCH STREET

Beaminster, DT8 3BA

Price Guide £450,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A charming period town house located a short walk from the amenities in Beaminster town center.

24 Church Street has stone elevations under a slate roof and is believed to date from the early 1900's and accommodation which benefits from sealed unit double glazing and comprises sitting room, kitchen/dining room, utility room, 3 bedrooms and a family bathroom. There is a pretty garden to the rear and located a short distance away is a single garage.

## Situation

The local area\*

6.4 x miles – Bridport

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

Council Tax Band: D

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

### Sitting room

Fireplace with plinth and open fire, night storage heater.

### Kitchen/dining room

A spacious room with range of cupboards and drawers, double bowl stainless steel sink unit with mixer tap, fitted double oven, hob and extractor. Night storage heater.

### Utility room

Door to garden, plumbing for washing machine and hand basin.

### W/C

Low level w/c.

## First Floor

### Landing

### Bedroom 1

Range of wardrobes with hanging and shelving. Views over the St Marys Church..

### Bedroom 2

Electric heater.

### Bathroom

Suite comprising panelled bath, shower cubicle and hand basin with cupboard.

## Second Floor

### Bedroom 3

Night storage heater and views over the town.

## Outside

### Gardens

The pretty gardens are a particular feature and are located to the rear being hedged and fenced, comprising large paved terrace, lawn and well stocked flower/shrub beds.

### Material Information\_

Additional information not previously mentioned

- Mains electric and water.
- Part electric heating.
- Mains drainage
- 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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

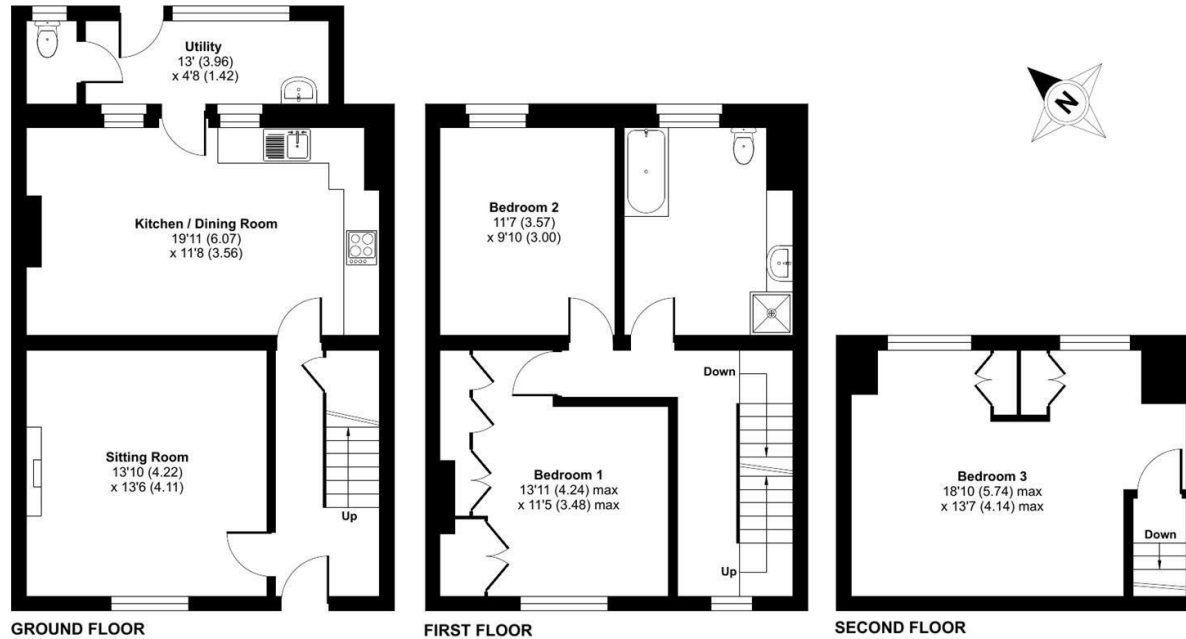
Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## Church Street, Beaminster, DT8

Approximate Area = 1407 sq ft / 130.7 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: 1121494



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

**01308 862606**

[beaminster@mayfairproperties.net](mailto: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)

