



3 Newmans Corner



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, Beaminster, DT8 3FH

A well presented three bedroom modern house in a private cul-de-sac just a short walk from amenities with the added benefit of parking, garage and low-maintenance garden.

- Three bedrooms
- 2 Reception rooms
- Low maintenance garden
- Central location
- Freehold
- Ensuite, WC and Bathroom
- Fully fitted kitchen
- Garage and parking on driveway
- Walking distance to amenities
- EPC C, CTB D

Guide Price £365,000

Set in the heart of Beaminster town this spacious 3 bed house is just a short walk from the town centre, schools and amenities offering both comfort and convenience.

The downstairs living accommodation extends to the kitchen/dining room with integrated fridge/freezer, oven and gas hob with extractor above and French doors out to the rear garden. The living room also with French doors to the garden. There is a downstairs WC off the hallway. Stairs rise to the first floor with three spacious bedrooms, one with built in wardrobes and en-suite and a family bathroom.

The private garden is laid to patio with shrub boards surrounding. There is a garden room in the garden.

A single garage provides parking and storage with an additional parking space in front of the garage.

Services

Mains gas, water and drainage.

Broadband - Standard up to 1Mbps and Ultrafast up to 1800Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

Standard brick and cavity construction.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

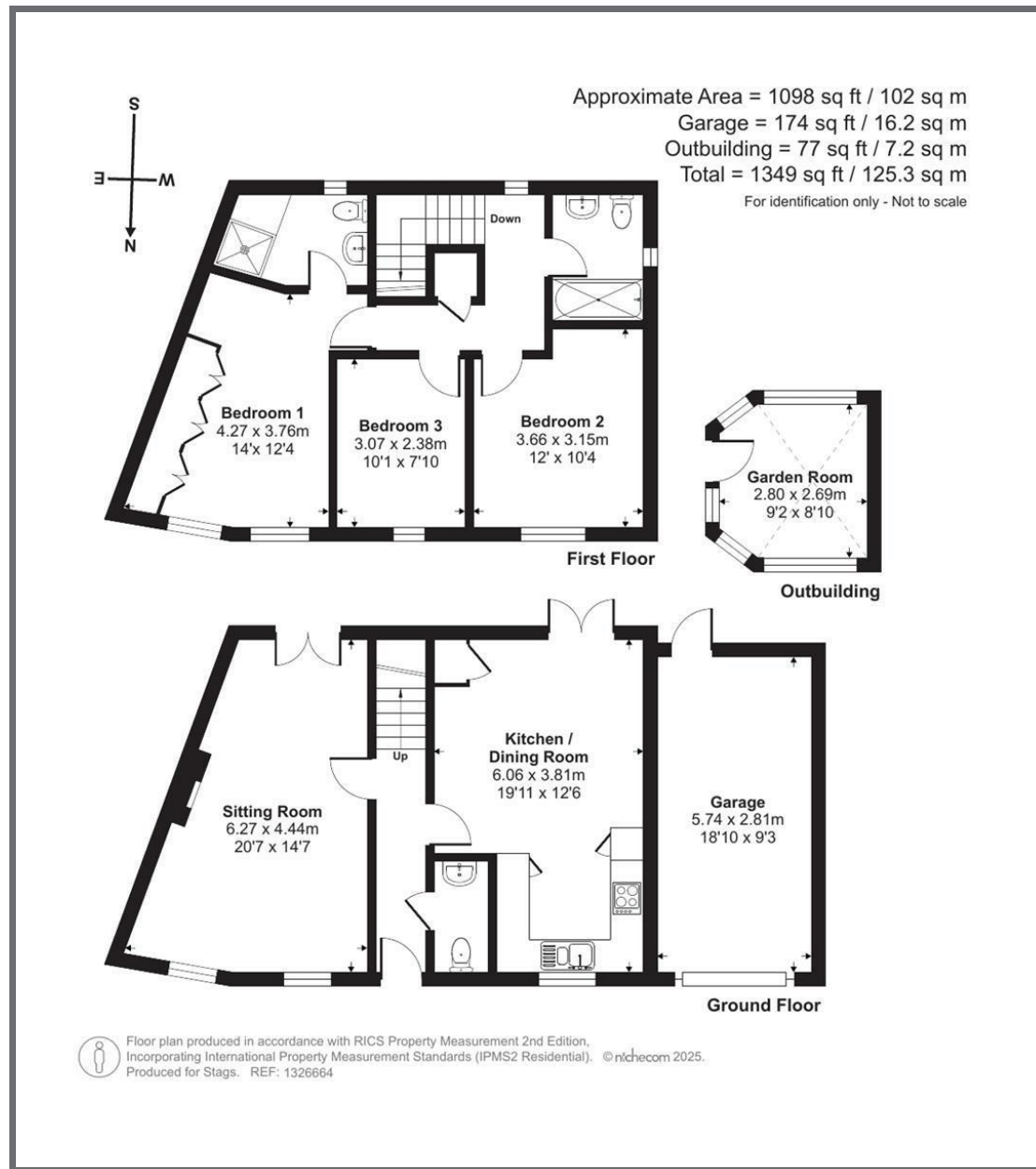


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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