

STAGS

13 Hillview Court

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, Pilsdon Close,Beaminster, DT8 3DF

Town Centre 0.75 mile. Bridport 7 miles. Jurassic Coast 8 miles.

A purpose-built self-contained and spacious ground floor apartment with good sized garden in the sought after town of Beaminster.

- Purpose-built ground floor apartment
- 2 Bedrooms
- Fitted kitchen
- Good sized front garden
- Excellent first time buy or investment opportunity
- Self-contained entrance
- Living/dining room
- Shower room
- Allocated parking space
- Leasehold. 125 years from 2002. Council Tax Band A

Guide Price £102,500

THE PROPERTY

13 Hillview Court is a purpose-built ground floor apartment being one of only four, in a peaceful cul-de-sac location on the western side of the historic town of Beaminster. It is believed to have been built in the 1960s/70s with reconstituted stone elevations.

The good sized accommodation benefits from recent internal redecoration and offers all modern amenities including gas-fired central heating, uPVC double glazed windows, fitted kitchen with electric oven, gas hob and cooker hood and a modern shower room with walk-in shower.

The accommodation is self-contained with its own external entrance door and extends to covered entrance area with outside stores, reception hall, living/dining room, kitchen, two bedrooms, shower room.

The apartment also benefits from its own good sized front garden and an allocated parking space.

Offered with no forward chain and making an ideal first time purchase or buy to let investment.

OUTSIDE

Allocated parking space plus visitors' parking.







Large lawned front garden.

SITUATION

Pilsdon Close is a peaceful cul-de-sac on the western side of the town. It is close to open countryside and within just 10-15 minutes' level walking distance of The Square. There is also a very handy convenience shop just around the corner plus a nearby primary school. Beaminster is a delightful town, well known for its historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities and bespoke shopping with a thriving local community served by the churches, primary and secondary schools, public houses, medical centre, dentist's surgery plus popular cafes and restaurants. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB) and the town centre is a conservation area.

The thriving market town of Bridport and the beautiful Jurassic Coast at West Bay are within easy reach. The towns of Crewkerne and Dorchester are also very nearby with mainline rail services to London.

TENURE

125 Year lease from 2002. Service Charge £1,470pa and Ground Rent £200pa.

SERVICES

All mains services. Gas-fired central heating.
Broadband - Standard up to 15Mbps and Superfast up to 80Mbps.
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).

VIEWINGS

Strictly by appointment with Stags Bridport.

AGENT'S NOTE

The seller is employed by Stags.

DIRECTIONS

From Bridport take the A3066 to Beaminster. Continue past The Square into Hogswell Street and at the mini-roundabout turn left onto Broadwindsor Road. On passing the primary school on the right, Pilsdon Close is the 3rd on the right.

RESIDENTIAL LETTINGS

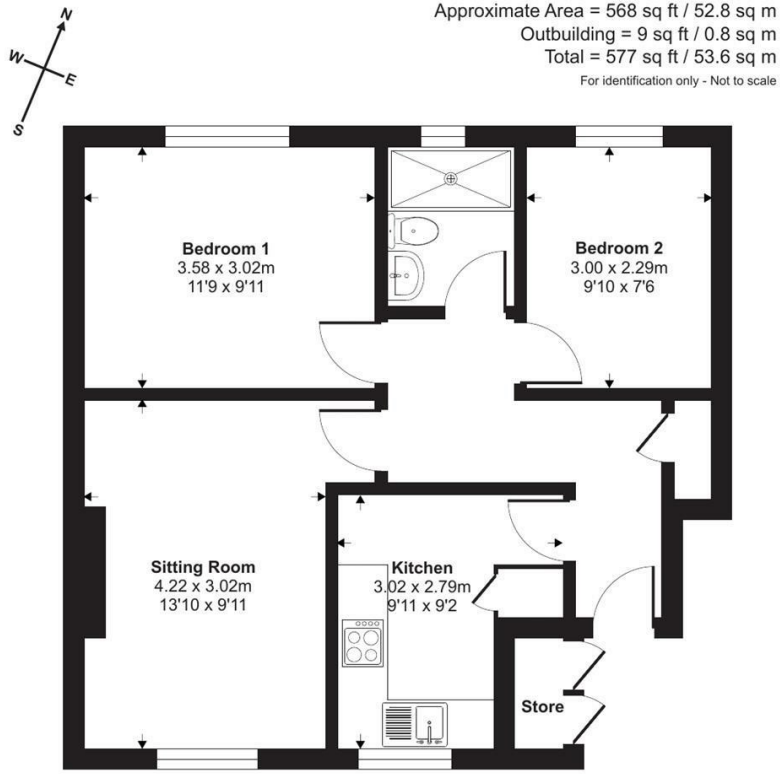
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk







Approximate Area = 568 sq ft / 52.8 sq m
Outbuilding = 9 sq ft / 0.8 sq m
Total = 577 sq ft / 53.6 sq m
For identification only - Not to scale



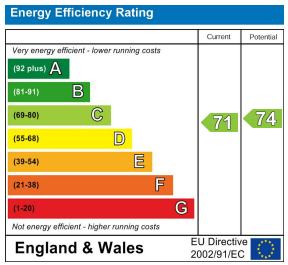
Ground Floor

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1191288

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.

STAGS



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