



10 Eggardon Close

10 Eggardon Close, Beaminster, Dorset, DT8 3DD



THE PROPERTY

10 Eggardon Close is a wonderfully spacious mid-terrace family home which sits in a tucked away position within easy reach of local schools and Beaminster's wide range of amenities. Under the current ownership, which has spanned 2 decades, the property has been enlarged to great effect, adding a lovely dining room and enhancing the principal bedroom, as well as the conversion of the loft space into two rooms. The well proportioned accommodation is beautifully presented and offers every modern convenience, dovetailed with several lovely original features such as fireplaces and exposed floorboards in some rooms.

On the ground floor there is a large kitchen/breakfast room, benefitting from farmhouse-style units, spaces for appliances and a breakfast bar, from which an opening leads to the charming dining room. There is also a comfortable and relaxing sitting room with a pretty feature fireplace. On the first floor three bedrooms can be found, including a lovely principal bedroom with an ensuite shower room, as well as the family bathroom which is attractively fitted with a contemporary suite. A further staircase rises to the second floor where the former loft space has been converted into two additional rooms, both with Velux windows, offering great flexibility for a variety of purposes.

OUTSIDE

The property enjoys a generous, established plot, much of which is arranged to the front to take full advantage of the south-facing aspect. With an exciting array of plants, this is a fantastic place to spend time out of doors with a paved sun terrace providing the ideal setting for alfresco dining, relaxing or entertaining. To the rear is a further area of garden which has been

landscaped to provide a further sun terrace, onto which the double doors from the dining room lead and benefits from a shed and a gate to the rear. Beyond the gate is a residents' parking area.

SITUATION

Eggardon Close is situated within easy reach of Beaminster's picturesque, thriving square in which there is a mini supermarket, butcher, baker, greengrocer, post office and various independent retailers. Many wonderful restaurants, cafes and pubs can also be found in the town, and the market town of Bridport is 6 miles away. There are schools for children of all ages within Beaminster including a highly regarded primary school just a short distance from the property. The area is designated one of Outstanding Natural Beauty, and the World Heritage Site Jurassic Coast is nearby.

AGENTS' NOTE

This is a former Local Authority property to which Section 157 of the Housing Act 1985 applies. The purchaser must be intending to use the property as their principal residence, subject to a formal application to Magna Housing Association (small fee applies).

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating.

DIRECTIONS

From Bridport follow the A3066 to Beaminster and proceed through the town centre. At the roundabout turn left onto Clay Lane and continue past the Primary School. Turn right into Eggardon Close and the foot path to the property is the first on the right.

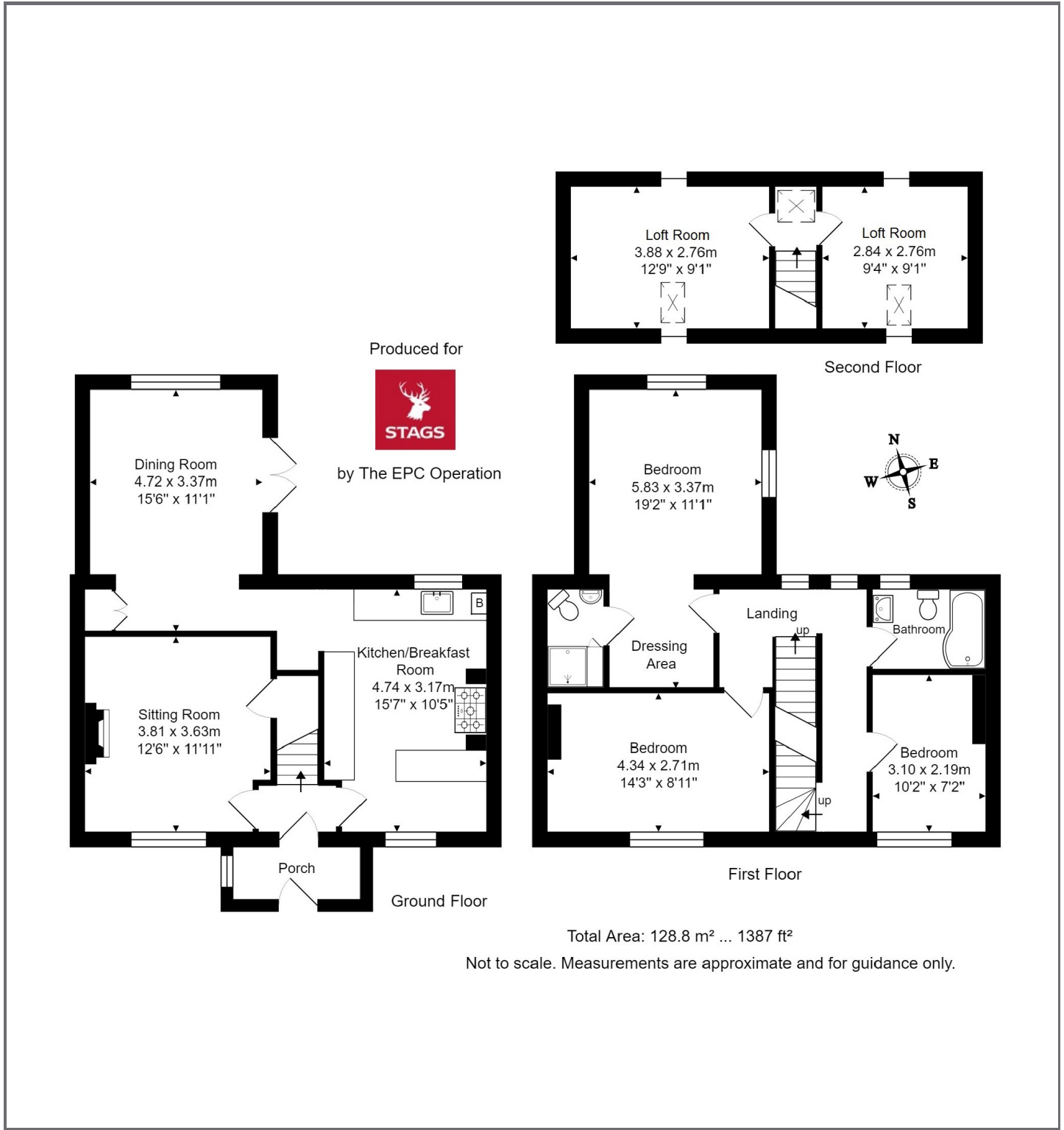
Town Centre 0.5 Miles Bridport 7 Miles

A spacious and beautifully presented family home in a tucked away position.

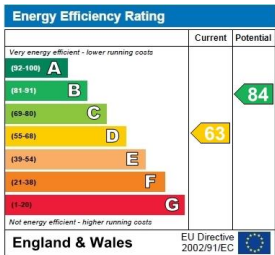
- Mid-Terrace Family Home
- 3 Generous Bedrooms
- 2 Loft Rooms
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Front and Rear Gardens
- Residents' Parking

Guide price £249,950





These particulars are a guide only and should not be relied upon for any purpose.



32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000
bridport@stags.co.uk

stags.co.uk