



25 Fairfield



STAGS

25 Fairfield

Beaminster, Dorset, DT8 3BS

Beaminster Square 0.5 Miles Bridport 7 miles

A spacious mid terrace family home in a peaceful cul-de-sac setting.

- Mid-Terrace Family Home
- 3 Bedrooms
- Useful Attic Room
- Kitchen/Dining Room
- Sitting Room
- Front and Rear Gardens
- Potential for Off Road Parking
- No Forward Chain

Guide price £210,000

THE PROPERTY

25 Fairfield is a spacious and much improved mid terraced house which enjoys distant country views and a pleasant cul-de-sac location within easy reach of Beaminster square, schools and other amenities. Around 7 years ago a substantial project was undertaken which saw the original Woolaway house demolished and rebuilt in traditional construction, creating the high quality home found here today. As such, the property offers attractive, well proportioned accommodation with every modern convenience catered for and fantastic features such as the bespoke wooden farmhouse-style kitchen, a brick fireplace with wood burner and a lovely timber conservatory with slate flooring.

Internally the appealing accommodation includes a sociable kitchen/dining room, a large conservatory, a comfortable yet stylish sitting room, 3 bedrooms (2 with built in storage), a family bathroom and a useful attic room which, with an en-suite wash room and storage, is ideal for a number of uses such as a play room, a home office or a hobby room.



OUTSIDE

The property benefits from front and rear gardens which are both blank canvasses with great scope for landscaping to suit the needs of the individual purchaser. The front garden, which is partly laid to gravel, offers potential to create off road parking.

AGENTS' NOTE

This is a former Local Authority property to which section 157 of the housing act 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).

We understand that this property is not mortgageable because, although it is of traditional construction, an adjoining property is of Woolaway construction.

SITUATION

Fairfield is an established residential cul de sac located 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. The area is designated one of outstanding natural beauty and the world heritage site Jurassic coast is nearby.

SERVICES

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

VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

From Bridport follow the A3066 to Beaminster and proceed through the town centre. At the roundabout turn right into Tunnel Road and take the third turning on the right into Fairfield. Bear right at the grass circle and the property can be found on the right.



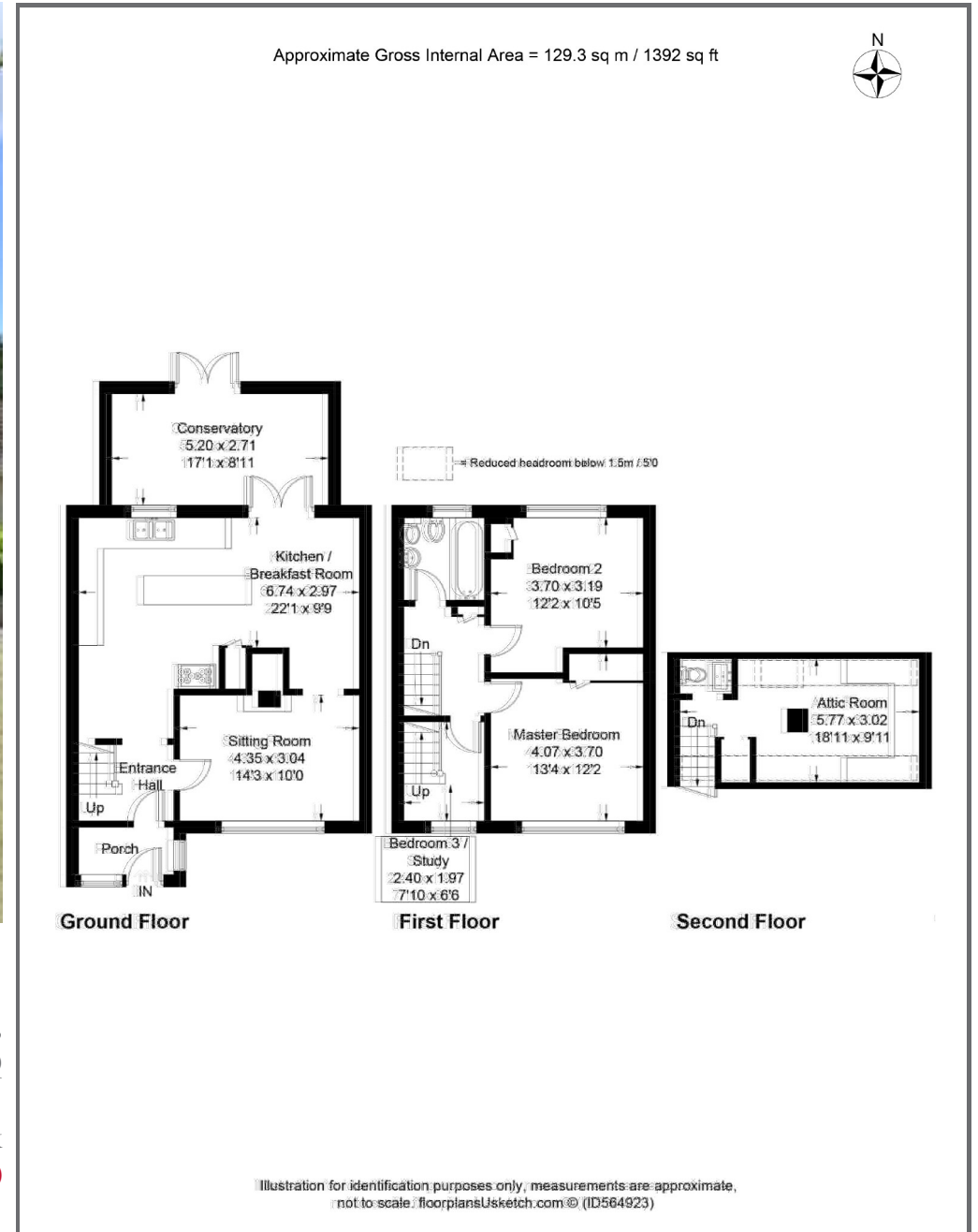
These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(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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