

**Axminster Branch**

5 South Street  
Axminster  
Devon  
EX13 5AD  
**01297 33449**  
sales@vicaryandco.com

**vicaryandco.com**

**Bridport Branch**

38 South Street  
Bridport  
Dorset  
DT6 3NN  
**01308 459550**  
info@vicaryandco.com

# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**17, Middle Green Beaminster, Dorset, DT8 3SJ**  
**Guide Price £225,000**





17, Middle Green Beaminster, Dorset, DT8 3SJ

Guide Price £225,000

A modern well-presented two bedroom terraced house situated on the Northern side of Beaminster town. Positioned in a tucked away spot, the property would make an excellent investment or first-time buy.



## Property Details

- Two Bedrooms
- Cul-de-sac location
- Enclosed rear garden
- Parking

### THE PROPERTY

Situated in the cul-de-sac of Middle Green on the northern side of Beaminster, this attractive two-bedroom terraced home has been modernised throughout and offers modern, comfortable living in a peaceful residential setting.

The ground floor begins with an entrance hallway which is spacious and has space understairs which could be turned into storage. Leading off the hallway is a well-equipped modern kitchen, fitted with stylish grey wall and base units, a granite-effect worktop, oven and hob with extractor hood, integrated dishwasher, and space for a tall fridge freezer and washing machine — both practical and contemporary. To the rear, a spacious living/dining room opens through double patio doors to the enclosed, landscaped rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers two generous double bedrooms, one of which includes a built-in wardrobe/storage cupboard. The family bathroom is smartly appointed with a full-size bath and overhead shower, handwash basin, W.C and a heated towel rail.

The property benefits from double-glazed windows to all rooms.

### OUTSIDE

Outside the property enjoys a landscaped rear garden, featuring a lawn, patio area for seating or entertaining, and planting borders. There is also a private allocated parking area for two cars at the front of the property with an EV Charger.

### SITUATION

Set in the rolling hills of West Dorset, Beaminster is a delightful country town within an Area of Outstanding Natural Beauty. It boasts a vibrant community with a fine selection of independent shops, welcoming pubs, and quality restaurants, many of which are centred around the attractive town square.

Surrounded by unspoilt countryside and close to the stunning Jurassic Coast—a designated World Heritage Site—Beaminster is ideal for walkers and nature lovers, offering a network of footpaths and bridleways. For convenient transport links, the nearby town of Crewkerne (just 6 miles away) provides a direct mainline rail service to London Waterloo.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: Electric Radiators/ Storage Heaters

Construction Type: Conventional construction with a tiled roof.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Good indoors and outdoors on most major networks.

Parking: Parking Space to the front of the property.

Flood Risk: Very Low, see .GOV Website for more information.

### SERVICES

Mains electricity, Water and drainage.

Council Tax Band: B (Dorset Council)

EPC: D (64)

Agent Note: Photos taken from archive; property presentation may differ.

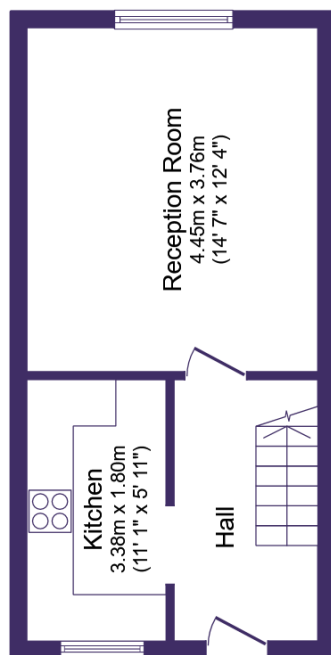
### VIEWINGS

Strictly by appointment only with Vicary & Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Middle Green, Beaminster, Dorset, DT8 3SJ



### Ground Floor

Floor area 29.8 sq.m. (321 sq.ft.)



### First Floor

Floor area 29.8 sq.m. (321 sq.ft.)

**Total floor area: 59.6 sq.m. (642 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

#### Axminster Branch

5 South Street  
Axminster  
Devon  
EX13 5AD

**01297 33449**

[sales@vicaryandco.com](mailto:sales@vicaryandco.com)

#### Bridport Branch

38 South Street  
Bridport  
Dorset  
DT6 3NN

**01308 459550**

[info@vicaryandco.com](mailto:info@vicaryandco.com)

# Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers  
Residential - Commercial - Rural



[vicaryandco.com](http://vicaryandco.com)