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# Vicary & Co

Chartered Surveyors & Property Agents

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



**3 Axe Valley Close, Mosterton, Beaminster, Dorset, DT8 3JE**  
**Guide Price £420,000**





### 3 Axe Valley Close, Mosterton, Beaminster, Dorset, DT8 3JE

Guide Price £420,000

A beautifully presented spacious three-bedroom detached bungalow set in a quiet cul-de-sac location, featuring a conservatory, cloakroom, family bathroom, wrap-around garden and double garage



## Property Details

- Three bedrooms
- Double Garage
- Spacious accommodation
- Quiet cul-de-sac location
- Well-presented throughout
- Detached

### THE PROPERTY

Situated in a peaceful cul-de-sac in the desirable village of Mosterton, near Beaminster, this beautifully presented detached bungalow combines comfort, practicality, and countryside charm. Featuring double glazing, solar panels with a solar iBoost system to convert surplus solar PV energy into hot water, LPG gas heating, and generous off-road parking, the property has been thoughtfully designed to suit a variety of lifestyles.

The entrance porch opens into a spacious hallway with two large storage cupboards and an airing cupboard. To the right as you enter, bedroom three is a double-sized room, offering versatility as a bedroom, guest room, or home office. The principal bedroom at the front is a generous double with a bay-style window, built-in wardrobe, and space for additional furniture. Bedroom two, a double at the rear, enjoys delightful views over the garden. A separate cloakroom completes the hallway.

The living spaces continue with a bright, spacious living room and a contemporary kitchen diner. The kitchen is fitted with modern white base units and grey wall cupboards, with integrated appliances including an under-counter fridge, dishwasher, and washing machine, alongside space for a freestanding fridge/freezer and a cooker with a built-in extractor hood. A light-filled conservatory enjoys stunning views across open farmland and opens directly onto the garden. The family bathroom is well-appointed, comprising a large corner-style bath, separate shower enclosure, pedestal handwash basin, and WC, creating a practical space for all the family.

### OUTSIDE

Outside, the property boasts a double garage, perfect for motor enthusiasts or home hobbies and a garden that runs around the circumference of the property, featuring patio and lawn areas framed by picturesque countryside views

To the front of the property, there is an area of laid-to-lawn driveway providing off-road parking, leading to the double garage.

### SITUATION

Mosterton village itself offers a village hall, convenience store, and pub. The nearby market town of Crewkerne, approximately 3 miles north, provides a wide range of independent shops, cafés, several supermarkets, and a railway station with services to London Waterloo and Exeter.

To the South lies Beaminster, 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.

### PROPERTY TENURE

Freehold

### INFORMATION

Heating Type: LPG Gas

Construction Type: Conventional block wall construction with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is variable depending on network, please refer to Ofcom website.

Flood risk: Very low based on date from gov.uk website

Parking: Driveway parking and garage.

### SERVICES

Mains electricity, gas, water and drainage.

Council Tax Band: D (Dorset Council)

EPC: E (53)

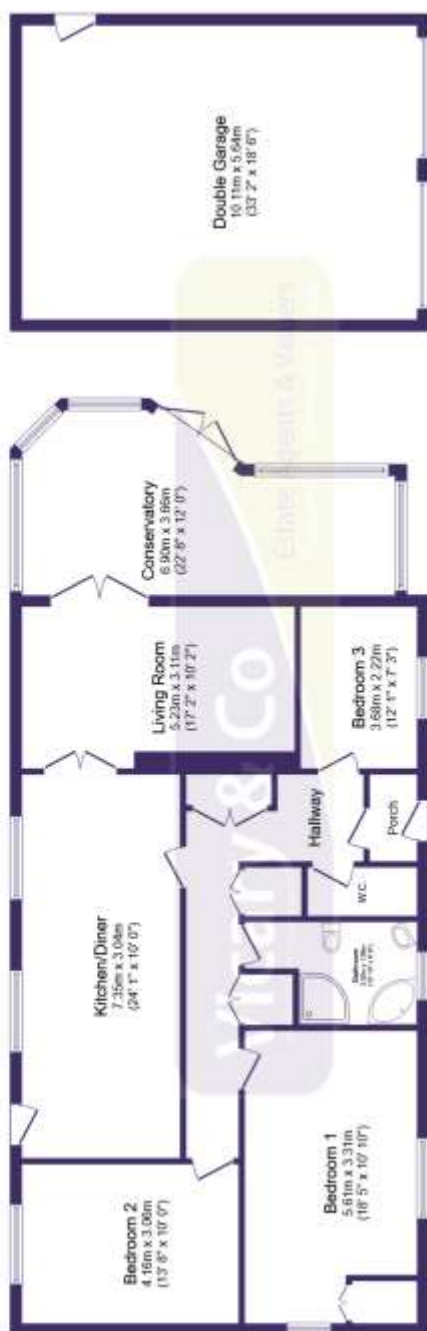
### VIEWINGS

Strictly by appointment only with Vicary & Co



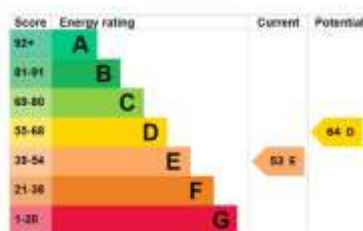


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**Garage**  
Floor area 42.7 sq.m. (460 sq.ft.)

**Ground Floor**  
Floor area 125.5 sq.m. (1,351 sq.ft.)



**Total floor area: 168.2 sq.m. (1,811 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. All 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.co.uk](http://www.propertybox.co.uk)



**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.

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