

**Axminster Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

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



31, St. James, Beaminster, Dorset, DT8 3PW  
Guide Price £210,000



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Positioned in a quiet cul-de-sac location, this spacious two bedroom semi-detached house situated on the Western side of Beaminster town. The property would make an excellent investment or first-time buy.



## Property Details

- Two Double Bedrooms
- Cul-de-sac location
- Attractive Garden
- Parking

### THE PROPERTY

Positioned within the popular area of St. James, this well-presented two-bedroom home offers comfortable accommodation with a practical layout, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property is accessed via an enclosed entrance porch, providing useful storage space before leading into a bright and welcoming sitting room. To the rear, the kitchen is fitted with a range of wall and base units, integrated cooking facilities, and space for additional appliances. There is ample room for a dining table, creating a sociable space for everyday living and entertaining. A door from the kitchen provides direct access to the rear garden.

The first floor comprises two double bedrooms, including a spacious principal bedroom with fitted wardrobes. A family bathroom serves the accommodation and features a bath with shower attachment, wash hand basin, and WC. The property benefits from double-glazed windows to all rooms.

### OUTSIDE

Outside, the property benefits from an attractive tiered rear garden that enjoys sunshine throughout much of the day. A paved terrace provides an ideal setting for outdoor dining and entertaining, with steps leading down to further lawned and gravelled areas. The garden also benefits from a useful storage shed and a lower section of garden which offers potential for a variety of uses, whether as additional seating space, a play area, or further landscaping subject to individual requirements

### 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: Gas Central Heating

Construction Type: Conventional construction with a tiled roof.

Broadband: Standard & Superfast Available (Ofcom Data)

Mobile phone coverage: Good outdoor and variable in-home on most major networks.

Parking: Parking to the side of the property.

Flood Risk: see .GOV Website for more information.

### SERVICES

Mains Gas, Electricity, Water and drainage.

Council Tax Band: B (Dorset Council)

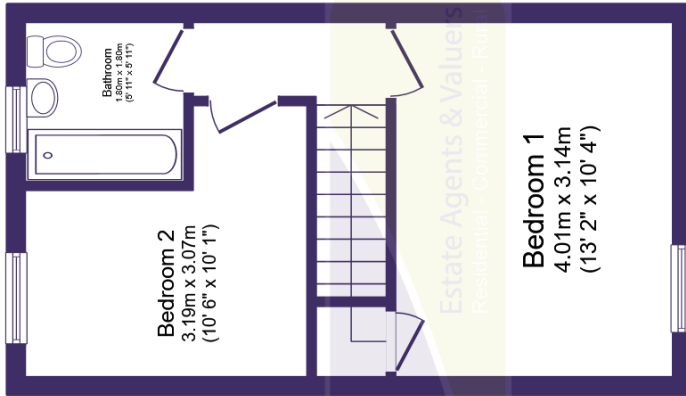
EPC: D (59)

### VIEWINGS

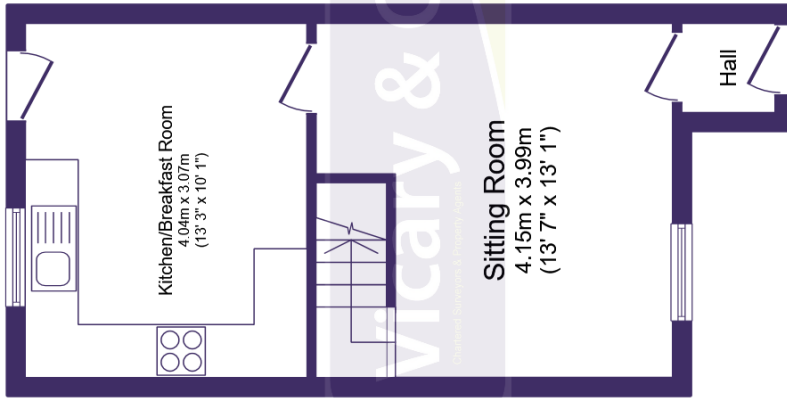
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St. James, Beaminster, Dorset, DT8 3PW



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Total floor area: 60.0 sq.m. (645 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



**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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