



2, Woodswater Lane



# 2, Woodswater Lane

, Beaminster, DT8 3DU

8 Miles to the Jurassic Coast

A beautifully renovated three bedroom detached bungalow with garage, parking and wrap-around gardens, a short walk from Beaminster Square.

- Detached Bungalow
- Private gardens
- Ample parking on driveway
- Council tax band D
- Newly renovated
- Quiet location
- Garage
- Freehold

Guide Price £579,995

## SITUATION

Beaminster is a delightful town, well known for its historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities with convenient and bespoke shopping of a surprising variety for a town of its size.

## Description

Superb detached bungalow offering stylish one level living in a prime location, with great privacy, on a good sized plot. Fully refurbished to a very high standard and immaculately presented this three bedroom bungalow is on the highly sought after Woodswater Lane within easy walking distance to Beaminster Square with the benefit of ample parking, a detached garage and landscaped gardens.



## Accommodation

Entrance Hall - The front door to the property opens into a spacious and bright hallway with doors off to all rooms.

Living Space / Kitchen - 8.35 x 3.61 (max) (27'4" x 11'10" (max)) - A stunning expansive room sweeping right across the back of the house offering a fabulously light, spacious and modern living space. Solid wood worktops sit above a brand new high specification shaker style kitchen with fully integrated fridge freezer and dishwasher. A range cooker with 5 burners, two ovens and grill with extractor hood over feature in this kitchen along with a ceramic sink with drainer under a large window that overlooks the garden. The far end of this room with walls facing the front, side and rear, is almost completely glazed making it an exceptionally sunny living / dining area. There is a door off this room leading to the Conservatory.

Conservatory - 12' 2" x 9' 8" (3.71m x 2.95m) - Accessed from Kitchen / Dining/ Living Room. Overlooking the pretty rear garden with a solid roof making it easier to use all year round. There is a door to the side that opens onto a patio allowing access to the outside.

Utility Room - 7' 8" x 7' 0" (2.34m x 2.13m) - A range of units sit around this room offering a great sized utility area. A ceramic sink with drainer sits atop a solid wooden worktop with space and plumbing for a washing machine and tumble drier.

Master Bedroom - 12' 6" x 10' 9" (3.81m x 3.28m) - Large sized double room with en-suite. Window to side aspect.

En-Suite - Well appointed modern en-suite featuring walk in shower, chrome heated towel rail, WC and wash hand basin. Obscure glazed window to side aspect.

Bedroom 2 - 12' 0" x 11' 10" (3.66m x 3.61m) - Double bedroom with deep double wardrobes fitted along one entire wall. Window to front aspect.

Bedroom 3 - 9' 10" x 9' 0" (3m x 2.74m) - Double bedroom with window to front aspect.

Family Bathroom - Newly fitted bathroom suite with WC and wash hand basin. With chrome finished heated towel rail and two obscure glazed windows this room is light, bright and inviting.

Garage - 16' 0" x 9' 0" (4.88m x 2.74m) - Single garage with up & over door. Window to rear aspect.

Outside - The bungalow is set right back from the road and well apart from the neighbouring properties, giving a sense of seclusion and privacy. There is ample driveway parking and a front garden offering both a practical and pretty first impression. The South West facing rear garden is very private with beautifully landscaped with a range of planting including well established shrubs and a wooden storage shed. A pretty wooden summerhouse sits at an angle to the house on a generous patio to the rear.

Agents Notes - Plumbing has been renewed in this property with a new gas boiler and new radiators installed throughout.

## Services

Mains drainage, mains water, Gas fired central heating.

## Directions

From Beaminster Square proceed in a northerly direction onto North Street. Woodswater lane will be the second turning on your right hand side. The property is a short way along on the right hand side. Feel free to pull onto the driveway to park.

## Viewings

Accompanied viewings via Stags.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

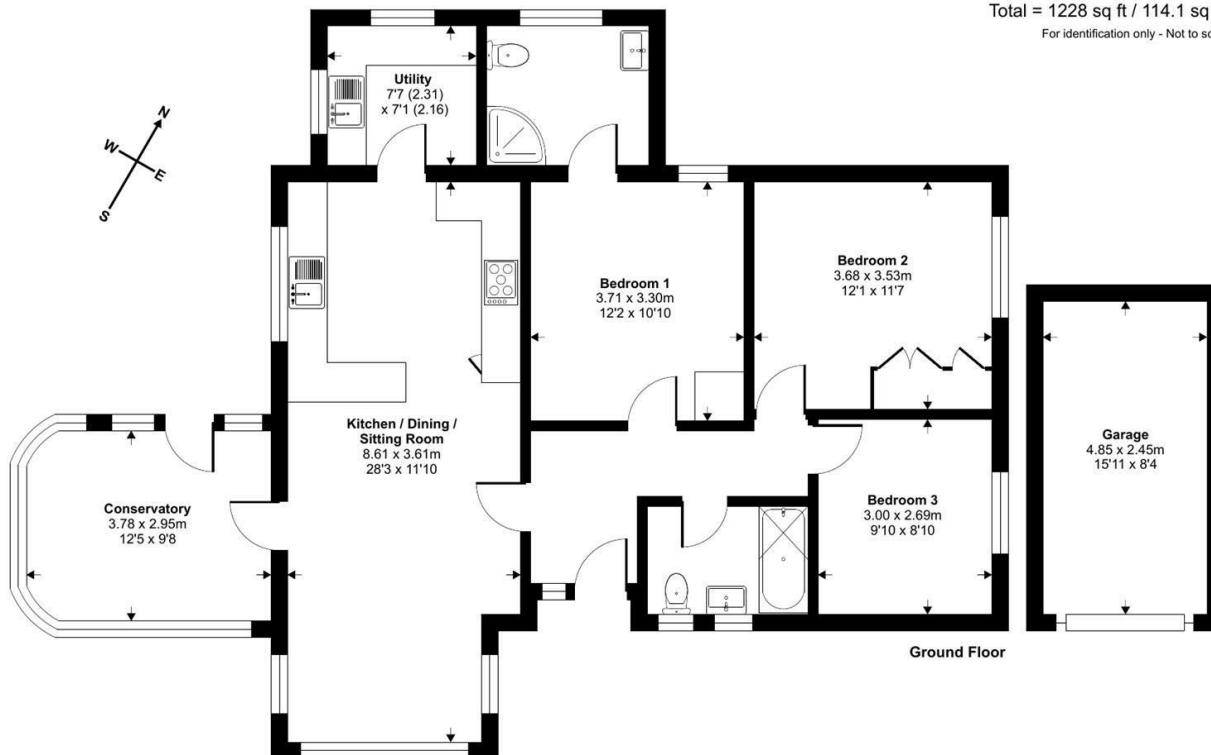


Approximate Area = 1095 sq ft / 101.7 sq m

Garage = 133 sq ft / 12.4 sq m

Total = 1228 sq ft / 114.1 sq m

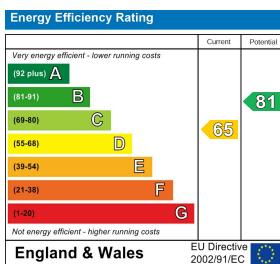
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2023. Produced for Stags. REF: 1046501

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London