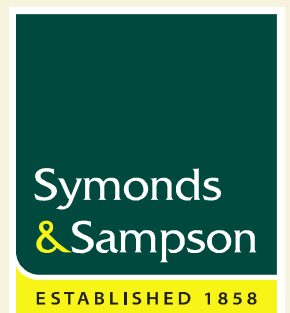




## **Plot 6 St. Mary's View, (5 Francis Mews), Hogshill Street, Beaminster, Dorset, DT8 3FP**

**Beaminster's most desirable new homes? An incredibly rare opportunity to purchase a brand new C. G. Fry and Son property in the very "heart of Beaminster".**

**Asking Price £395,000 Freehold**



## Hoghill Street, Beaminster, Dorset, DT8 3FP

Beaminster's most desirable new homes?

A short walk Beaminster Square.

Very reputable local developer

NHBC 10 year warranty

High quality finish

Early viewing advised

Off road parking

Help to Buy is available on this property.

Accommodation

Please see floor plan.

Strictly by appointment through Symonds & Sampson  
Beaminster office on 01308 863100

### The Property

A wonderful opportunity to purchase a beautiful C. G. Fry and Son new home lying just a short walk from Beaminster Square. This house offers three bedrooms and two bathrooms, is very spacious and benefits from parking.

The property which will include an NHBC 10 year warranty has gas-fired central heating is arranged over two floors as follows:-

A good size reception hall with a large store, cloakroom off and staircase rising to the first floor. The dual aspect kitchen and is a particularly good size having a useful range of built-in appliances and solid work surfaces.

In keeping with the rest of this property the living room is spacious, dual aspect and has as a gas fire with a class two flue central fire place.

On the first floor are three good size bedrooms with the largest having an en-suite shower room and a family bathroom.

### Situation

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

### Directions

The site will be found in the centre of Beaminster. However, this is a building site and no access is permitted without being accompanied by a representative of C.G. Fry & Son or Symonds & Sampson LLP.



### Outside

At the rear of the property is a pleasant garden and parking nearby.

Please note the interior shots are of C.G. Fry & Son show homes and are for identification only.

### Services

All mains services are connected. Gas-fired central heating.

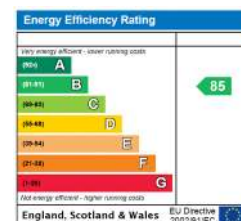
### Service Charge

There will be an annual service charge for this property.

### Local Authority

West Dorset District Council. - 01305 251010.

JSX/09.01.19/3050 amended 13.01.20



01308 863100

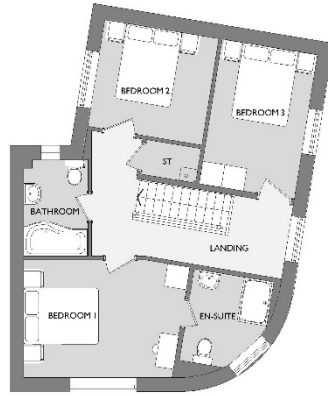
Symonds & Sampson LLP  
36 Hoghill Street, Beaminster, Dorset, DT8 3AA  
beaminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:  
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.



# PLOT 006

THREE BEDROOM HOME



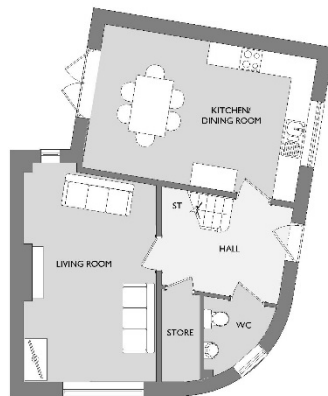
First Floor

## FIRST FLOOR

**Bedroom 1**  
4.23 x 3.13 m max (13'10 x 14'7 ft measured from middle of room)

**Bedroom 2**  
3.09 x 2.84 m max (11'0 x 9'3 ft max)

**Bedroom 3**  
2.58 x 3.85 m (9'6 x 12'7 ft)

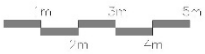


Ground Floor

## GROUND FLOOR

**Living Room**  
3.55 x 5.77 m (Max.)

**Kitchen / Dining Room**  
3.88 x 5.79 m (9'6 x 18'11 ft)



01308 863100

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**Symonds & Sampson**

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