

Fairoak Way

Mosterton

£240,000

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30 Fairoak Way, Mosterton, DT8 3JQ







Situated in the charming village of Mosterton, near Beaminster, within an area of outstanding natural beauty, this two-bedroom bungalow offers comfortable single-storey living in a lovely Dorset setting. The accommodation comprises a spacious reception room with sliding patio doors opening onto the rear garden, a modern fitted kitchen, two bedrooms, including a principal bedroom with built-in wardrobe, and a family bathroom. Externally, the property benefits from a generous lawned front garden, a spacious rear garden with patio and lawned areas, and side access. Further benefits include solar panels which are owned outright and a nearby single garage. EPC rating B.

Mosterton is a charming village in West Dorset, situated approximately three miles north of Beaminster and surrounded by beautiful countryside within the Dorset National Landscape. The village offers a welcoming community atmosphere, with local amenities including a village shop, the Admiral Hood pub, St Mary's Church and a primary school. With its attractive rural setting and convenient access to the nearby towns of Beaminster and Crewkerne, Mosterton is an appealing location for those seeking a quieter village lifestyle.








Upon entering the bungalow, the hallway provides access to the reception room, kitchen, bathroom and both bedrooms. The reception room is a spacious living area, featuring sliding patio doors which lead directly out to the rear garden, creating a lovely connection between indoor and outdoor living.

The modern fitted kitchen comprises a range of units, complemented by wood-effect worktops, a stainless-steel sink with mixer tap and drainer, and space for a large oven.

The principal bedroom benefits from a built-in wardrobe, providing useful storage space, while bedroom two offers flexibility for use as a guest bedroom, home office or additional living space.

The stylish bathroom is fitted with a bath with a shower over, complemented by a glass shower screen. The suite is completed by a WC and wash basin, with additional shelving providing useful storage.

Externally, the rear garden features a patio area with steps leading up to a lawned section, providing a pleasant space to relax and enjoy the outdoors. To the front of the property, there is a spacious lawned garden, with side access leading through to the rear garden. Further benefits include solar panels which are owned outright, and a single garage conveniently located nearby.

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#

Services:
Mains electricity, water and drainage are connected.
Electric central heating.

Mobile & Broadband
At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:
https://checker.ofcom.org.uk.

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

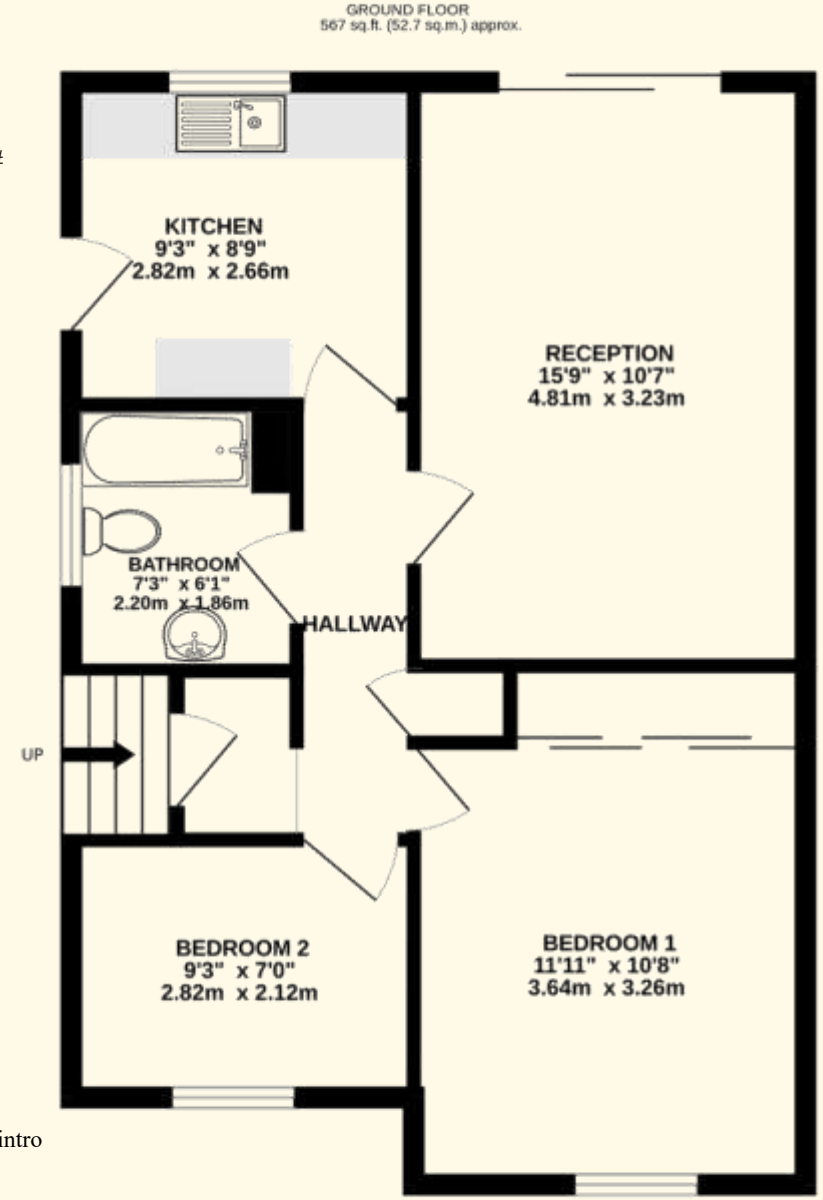
Council Tax Band C.

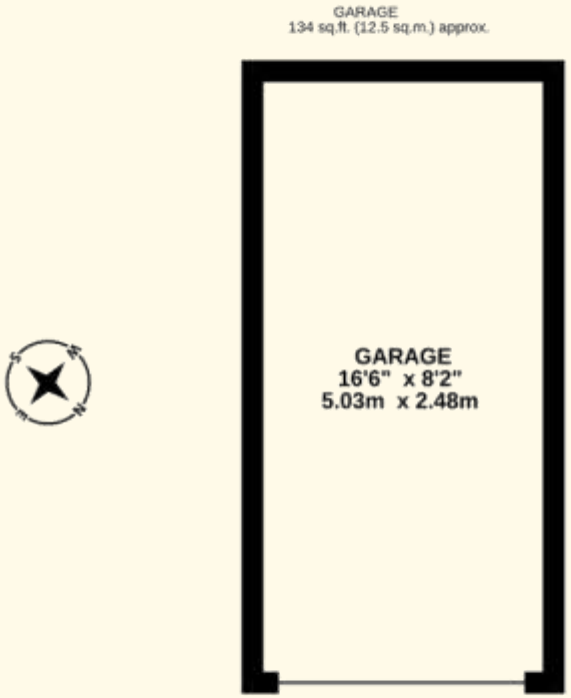
Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro

Agents Notes:
The solar panels are owned outright





TOTAL FLOOR AREA : 701 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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