

29 Eggardon Close

Beamminster Bridport Dorset
DT8 3DD



Guide Price £125,000 Leasehold

A well maintained and updated 2 bed ground floor flat with large outside store cupboard, small garden areas and communal ground and parking within walking distance of facilities



SITUATION: Eggardon Close is a tucked away former ex-local authority development comprising a mixture of houses and purpose-built flats, with No 29 being situated in a block backing onto St Mary's Primary School grounds and with views across to the hillside. There is a local Spar shop close by and the centre of the town of Beaminster lies some half-a-mile away with its good range of local facilities. The train station at Crewkerne lies some 8.6 miles away to the north and the coast at West Bay some 7.5 miles to the south.

THE PROPERTY comprises a ground floor flat at the end of a close and centred around a large communal parking area. The property is of traditional construction featuring brick elevations with uPVC double-glazed windows and offers fairly spacious accommodation with a good amount of storage cupboards including a large outside double-doored shed in a front extension which could accommodate a bicycle or mobility scooter. The flat and immediate area is on the level and hence ideal for those less active.

The property has been well maintained and modernised as necessary but offers potential for further improvement if desired. The kitchen is well fitted with modern and serviceable units and there is a wet room, together with some new internal doors. This would be ideal for a retired couple or family of 3 and the proximity to both primary and secondary schools is also perfect for this. With Clipper Tea factory being close by, this would also suit a local worker/s.

Flat 29 has a small private and well stocked herbaceous bed to the front and a similar garden to the rear. On the side of the block is a communal outside space comprising a gravelled area with washing lines and a lawned play area.

There is no forward chain and the property is immediately available with furniture available by separate negotiation if required. If not required, the property will be emptied.

DIRECTIONS: From the centre of Beaminster, proceed north on the main A3066 road (Hogshill Street) and, at the mini-roundabout, take the first left signposted to Broadwindsor. After the turning to Stoke Abbott on the left, take the first right into Eggardon Close. Continue to the end of the road, bearing right and the property will be found to the eastern end of the parking area.

THE ACCOMMODATION comprises the following:

UPVC fully-glazed front entrance door with side panel, opening to:

'L'-shaped **ENTRANCE HALL/PASSAGEWAY** with large built-in double-doored storage cupboard and another deep built-in cupboard housing the electric consumer unit and gas meter.

LOUNGE/DINING ROOM with good-sized window to the west and door to the:

WELL FITTED KITCHEN with good range of modern units comprising wall mounted cupboards and base cupboards and drawers with wood-effect work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap, a 4-ring Lamona electric hob with cooker hood over and built-in oven and microwave in cupboard housing. There is also a slide-out upright pantry unit, plumbing for a washing machine, some shelving and space for upright fridge/freezer. Modern white brick-effect tiled surrounds. Window over the sink with easterly aspect.

BEDROOM 1: A double bedroom with built-in, double-doored wardrobe with rail and shelf above and window to the east.

BEDROOM 2: A good-sized single bedroom also suitable for an office, with window to the west and built-in cupboard housing the wall-mounted gas-fired boiler with shelving and part rail fitted.

WET ROOM comprising a shower with seat fitted, wash basin with mirror over and low level WC. Obscure-glazed window, ladder radiator, fully-tiled walls and built-in airing cupboard.

OUTSIDE: To the front of the property is a pathway off the large communal parking area to the front door which has a well stocked garden border adjoining edged with stones. There is an adjoining single storey double-doored outside shed housing a block-built fuel store and providing good storage for bicycles and potential for mobility scooter.

To the side of the block is a communal area comprising a gravelled area with washing lines and a lawned play area presently with a trampoline. To the rear is a communal pathway with deep, well stocked herbaceous bed against the property.

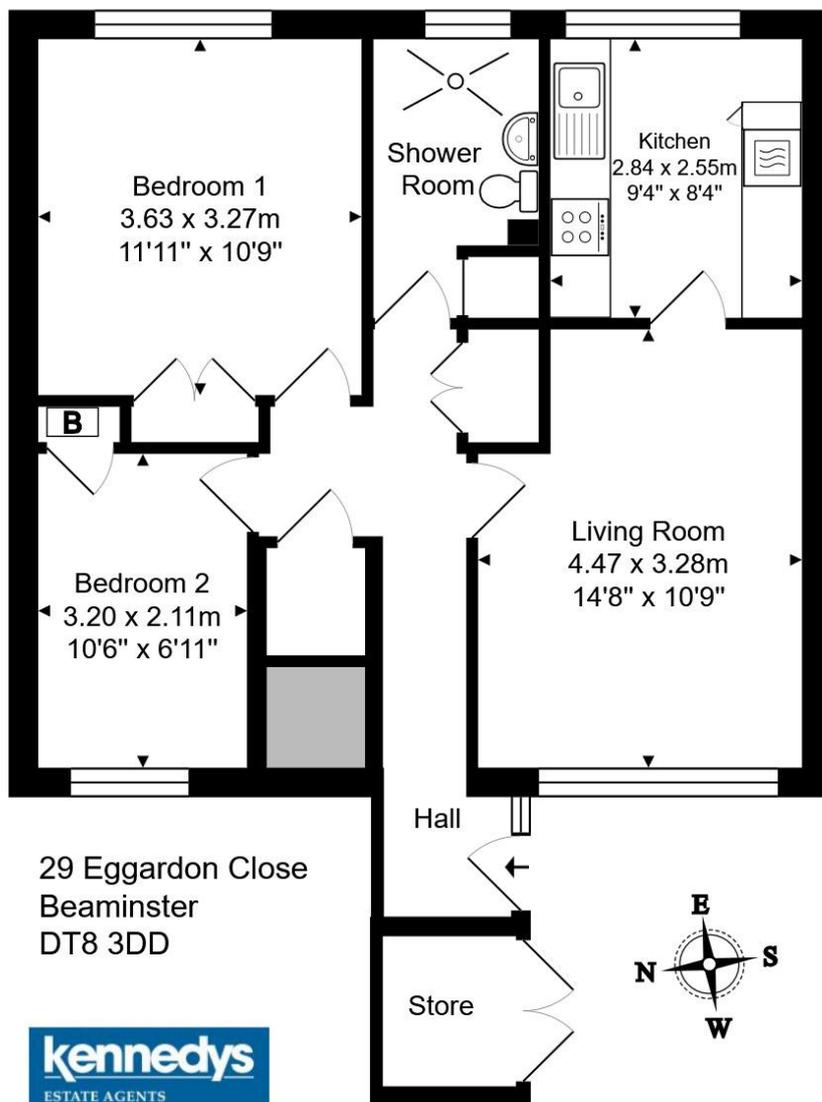
AGENT'S NOTE: The property is subject to Section 157 of The Housing Act 1985 requirement which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who have lived full time in the area for 3 years or more or work in these counties. However, other applicants including those who are coming to the area to provide social care for relatives or friends may be considered. You should make application to Magna Housing Association Tel: 01305 216000 before offering on this property (or contact the agents for further help on this).

SERVICES: All mains services are connected. Gas central heating via a Vaillant combi-boiler. Council Tax Band 'A'. No Broadband presently connected but fibre available - please see Ofcom website for further details.

TENURE: The property is held on a 125 year lease from 29 January 2001. Service Charges/Ground Rent presently £46.77 per month.

TC/CC/KEA250034/24425

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total Area: 58.2 m² ... 626 ft² (excluding store)

Not to scale. Measurements are approximate and for guidance only.



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.