



Myrtle Cottage, Fernhill, Charmouth, Bridport DT6 6BX

welcome to

Myrtle Cottage, Fernhill, Charmouth, Bridport

Fox & Sons are delighted to bring to the market this unique three bedroom property, located in Fernhill. The property sits within extensive grounds, with split level gardens, a private gated driveway and off road parking, and offers spacious and flexible accommodation.

Driveway And Parking

Accessed via metal gate, mix of lawn and paved driveway leading to large tarmac parking area, range of mature shrubs and trees

Entrance Hallway

Wooden front door with single glazed glass insert, single glazed wooden window, built in cupboards, radiator, ceiling light point

Inner Hallway

Stairs rising to first floor, radiator, ceiling light point

Lounge

11' 8" Max x 13' (3.56m Max x 3.96m)
Single glazed wooden bay window to side aspect, gas fire with feature surround, radiator, wall light points, wooden double doors with glass inserts leading to dining room

Dining Room

11' 1" x 9' 8" (3.38m x 2.95m)
Single glazed wooden bay window to front aspect, radiator, ceiling light point and wall light points

Kitchen

15' 7" x 10' (4.75m x 3.05m)
Single glazed wooden windows to front and side aspects, wooden farmhouse style door with single glazed insert leading to garden, range of wall and base units with worktop over, tiled splashback, drainer sink, gas oven and hob with cooker hood over, space for range of domestic appliances, wall mounted boiler, radiator, spotlights

Bathroom

Single opaque glazed wooden window, panelled bath, separate shower cubicle, low level WC, hand wash basin, part tiled walls, built in cupboard,

radiator, ceiling light point

Master Bedroom

12' 2" x 11' 6" (3.71m x 3.51m)
Single glazed wooden floor to ceiling window overlooking garden, single glazed wooden window to front aspect, built in cupboards and vanity unit with sink, fireplace with feature surround, radiator, ceiling light point, spotlights

Bedroom Two

13' x 9' 11" (3.96m x 3.02m)
Single glazed wooden windows to front and side aspects, built in cupboard, radiator, ceiling light point

Bedroom Three

10' 10" x 9' (3.30m x 2.74m)
(Groundfloor)
Single glazed wooden window to side aspect, built in cupboard, fireplace with feature surround, radiator, ceiling light point

Garden

Stone steps from driveway leading to raised stone paved area running length of front of property, oval stone steps rising to front door, arched stone gateway leading to side laid to lawn garden (road side of property), raised stone patio from kitchen leading down to laid to lawn areas - split level, range of mature flowers, shrubs, trees and hedges, timber shed

Agent's Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly





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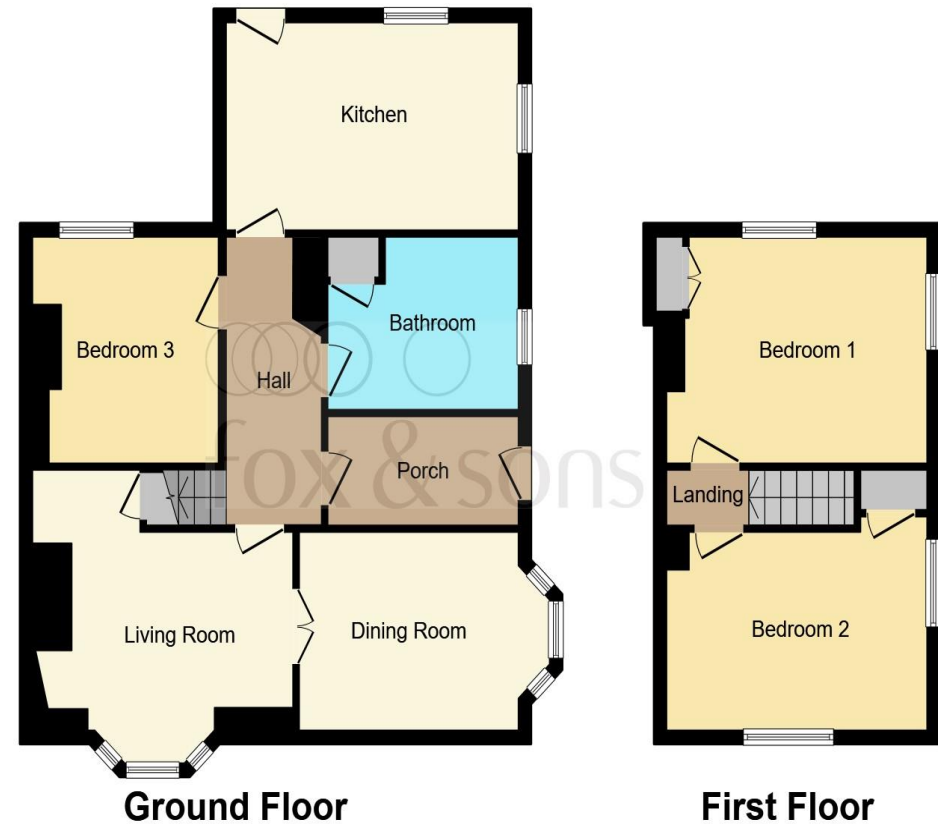
- Unique three bedroom property
- Semi-detached
- Council Tax Band C
- Extensive gardens
- Private gated driveway & off road parking

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in excess of

£375,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Property Ref:
AXM103733 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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