



**Fernhill Heights, Fernhill, Charmouth, Bridport DT6 6AU**



**welcome to**

## **Fernhill Heights, Fernhill, Charmouth, Bridport**

Fox & Sons are delighted to bring to the market this well presented end-terraced studio bungalow, located on the beautiful Fernhill Heights holiday estate, offering stunning countryside views and a tranquil atmosphere.

### **Front Garden**

Paved path leads to front door, patio area offering beautiful countryside views with a range of mature plants and trees

### **Lounge/Bedroom**

14' 5" x 11' 9" ( 4.39m x 3.58m )

Entered via uPVC front door, uPVC double glazed windows to front aspect, cupboard housing fuseboard, wall heater/air conditioning wall unit, built in wardrobe, storage cupboard and spotlights

### **Kitchen**

8' 3" max x 5' 8" max ( 2.51m max x 1.73m max )

uPVC opaque double glazed high level window to rear aspect, range of wall and base units with worktop over and tiled splashback, integrated fridge freezer, integrated electric oven, half induction hob with cooker head over, stainless steel sink, electric radiator and spotlights

### **Bathroom**

uPVC opaque double glazed high level window to rear aspect, corner shower, vanity unit with hand wash basin, low level WC, part tiled walls, heated towel rail and spotlights

### **Agent's Note 1**

We have not been able to obtain verification as to the Council Tax Banding for this property - please enquire within branch for more details

### **Agent's Note 2**

Leasehold: Years remaining 976 (999 years from 2002)

Ground rent review: N/A (fixed annual ground rent of £50.00)

Ground rent increase: N/A (as above)





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Bridport**

- WE HAVE BEEN ADVISED THAT THERE IS NO DOUBLE COUNCIL TAX INCREASE ON THIS PROPERTY
- 999 YEAR LEASE FROM 2002
- PRETTY OUTSIDE TERRACED AREA
- RURAL WOODLAND VIEWS & WALKS
- PLENTIFUL PARKING FOR GUESTS & VISITORS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£95,000**



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](http://www.focalagent.com)

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Property Ref:  
AXM104593 - 0006

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