



**Riverside Cottages, Charmouth, Bridport DT6 6QZ**



**welcome to**

## **Riverside Cottages, Charmouth, Bridport**

Fox & Sons are delighted to bring to the market this charming two bedroom mid-terraced cottage in the sought after seaside village of Charmouth, enchantingly nestled in a tranquil riverside location.

### **Entrance Hallway**

Entered via a wooden front door, stairs rising to first floor, radiator and ceiling light point

### **Lounge**

12' x 12' 8" ( 3.66m x 3.86m )  
uPVC double glazed window to front aspect, electric fire with wooden fireplace surround, under stairs cupboard, radiator and ceiling light point

### **Kitchen/Diner**

8' 8" x 16' 2" ( 2.64m x 4.93m )

### **Landing**

Loft hatch, storage cupboard and ceiling light point

### **Master Bedroom**

8' 5" x 12' 9" ( 2.57m x 3.89m )  
uPVC double glazed window to front aspect with views to countryside beyond, built in wardrobe, radiator and ceiling light point

### **Bedroom 2**

9' x 12' 3" ( 2.74m x 3.73m )  
uPVC double glazed window to rear aspect with views to river beyond, radiator and ceiling light point

### **Bathroom**

uPVC opaque double glazed window to rear aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, radiator and ceiling light point

### **Rear Garden**

Timber fence enclosed rear garden, laid to patio with shingle feature areas, brick built BBQ, riverside views and iron gate to path leading along river bank to parking area

### **Parking**

Off road parking area offering allocated spaces for two vehicles

### **Agent's Note**

The current Council Tax Band for this property is listed as 'deleted'. We have noted the previous Council Tax Band of C for information only





***view this property online*** [fox-and-sons.co.uk/Property/AXM104691](http://fox-and-sons.co.uk/Property/AXM104691)



welcome to

## Riverside Cottages, Charmouth, Bridport

- CHARMING TWO BEDROOM COTTAGE
- TRANQUIL RIVERSIDE LOCATION
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- PRETTY REAR GARDEN

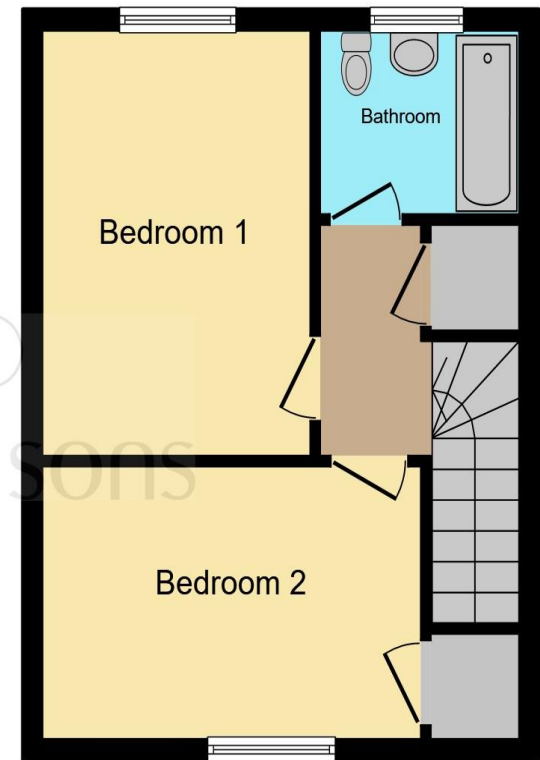
Tenure: Freehold EPC Rating: C

Council Tax Band: Deleted

**£260,000**



**Ground Floor**



**First Floor**

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)

**view this property online** [fox-and-sons.co.uk/Property/AXM104691](http://fox-and-sons.co.uk/Property/AXM104691)



Property Ref:  
AXM104691 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01297 32323**



[axminster@fox-and-sons.co.uk](mailto:axminster@fox-and-sons.co.uk)



West Street, AXMINSTER, Devon, EX13 5NU



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**