

# FORTNAM SMITH & BANWELL



**TERRACED BUNGALOW**

**OPEN PLAN KITCHEN/LIVING AREA**

**USE OF OUTDOOR POOL IN SUMMER**

**ONE DOUBLE BEDROOM**

**ACRES OF COMMUNAL GROUNDS**

**CENTRAL HEATING & DOUBLE GLAZING**



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

**£155,000**

## **An ideal second home or holiday let situated on Fernhill Heights between the village of Charmouth and the seaside town of Lyme Regis on the glorious Jurassic Coast.**



Number 40 Fernhill Heights is a one-bedroom mid-terrace holiday bungalow. Upon entering there is a delightful open plan sitting room to the front with dining and kitchen area to the rear. The kitchen has fitted units, electric hob and single oven, and space for tall fridge freezer, with sink and drainer. Airing cupboard housing hot water cylinder. Double bedroom. Bathroom with bath & shower over, basin & WC. Loft hatch with loft storage. Modern electric wall panel heating with thermostatic control. Outside there is a small grassed bank and steps up to a seating area.

The property benefits from unlimited use throughout the year, although it cannot be used as a principal residence. The property has the use of the estate facilities including communal grounds and walks, launderette, heated outdoor swimming pool (during season), lakes. The nearby privately owned Fernhill Hotel provides restaurant and bar facilities open to non-residents. Bus stop just outside the site. The estate is about a 25 minute walk into Charmouth amenities and the beach. Generous car park onsite.

Situated on the West Dorset/East Devon border is the Coastal Village of Charmouth. Fernhill Heights is a development of Holiday Bungalows and Houses approximately one mile from Charmouth Village Centre with all its shops and amenities. Both Charmouth Beach and Lyme Regis are only a short distance away with easy access serviced by the mainline coastal bus route between Bournemouth and Exeter.



## The accommodation with approximate measurements comprises:

Front entrance door to:

**Sitting Room** 22' 2" x 14' 4" (6.75m x 4.37m)

Tv point in corner, carpeted, spotlights, double-glazed window, radiator.

### **Kitchen Area**

Fitted with a comprehensive range of modern shaker wood effect units comprising base cupboard and drawers with matching wall cupboards and display shelves. Laminate worktops with inset stainless steel sink and drainer. Fitted appliances include: Fridge, dishwasher, oven and 4 ring induction hob with extractor hood above. Tiled surrounds. Laminate flooring. UPVC double glazed window.

**Bedroom** 9' 0" x 7' 10" (2.74m x 2.39m)

Single wardrobe, double-glazed window, electric radiator, carpeted

**Bathroom** 6' 9" x 5' 10" (2.06m x 1.78m)

White suite comprising: Panel bath with shower attachment and shower screen. WC. Wash hand basin. Part tiled walls. laminate flooring.

## **Outside**

Small grassed bank, steps up to a seating area.

Generous car park on site.

## **Tenure**

The property is held on the remainder of a 999 year lease from 2001 (976 years remaining). We are advised that the service charge is approximately £1500 per annum. This figure includes building insurances, water and sewage charges plus general grounds maintenance, laundry area and pool maintenance. The property cannot be used as a main residence as dictated by the current lease.

**Council Tax band - N/A.**  
**EPC rating TBA.**

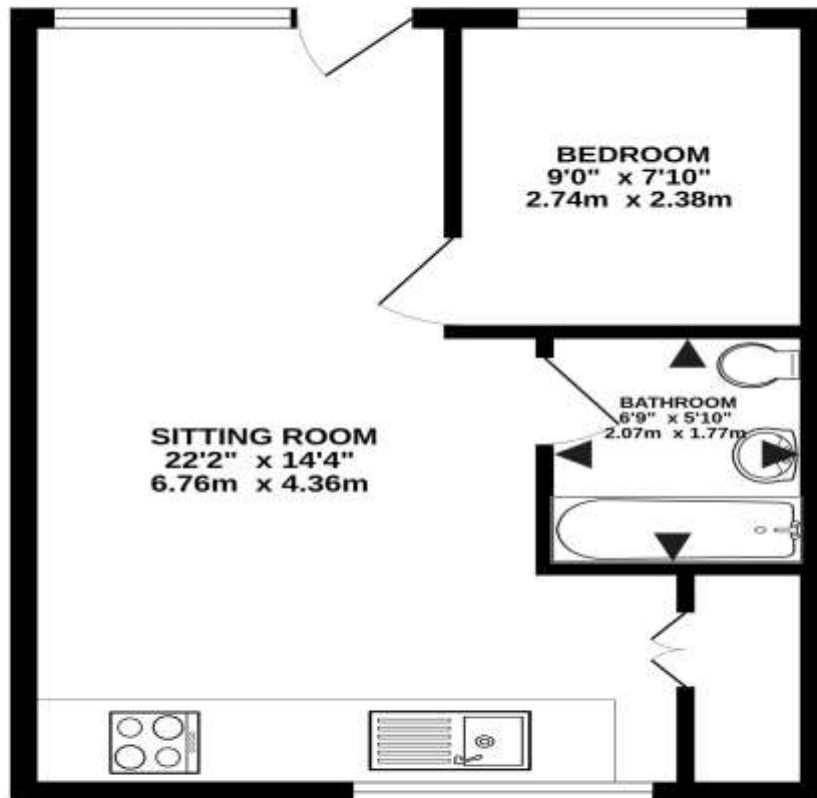
## **Communal notes**

The property benefits from unlimited use throughout the year, although it cannot be used as a principal residence. The property has a bus stop on site.

## **Agents note**

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate, photographs and floor plans are for guidance only.

GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998**

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