



*Eco-friendly, 2 bed, 2 bath bungalow, parking Sea views. EPC & DC tba*

**Deja Vu Five Acres, Charmouth DT6 6BE £675,000 Freehold**

**FORTNAM**  
**SMITH & BANWELL**

# *in brief...*

Detached 2 bed bungalow .. ready November 24

To be purchased as a main home .. requirement of planning

Electric air source heat pump & under floor heating

Second double bedroom with en-suite Jack & Jill bathroom

Small south-east facing garden plus parking for 2 cars

Finished in wood cladding and stucco under a tiled roof

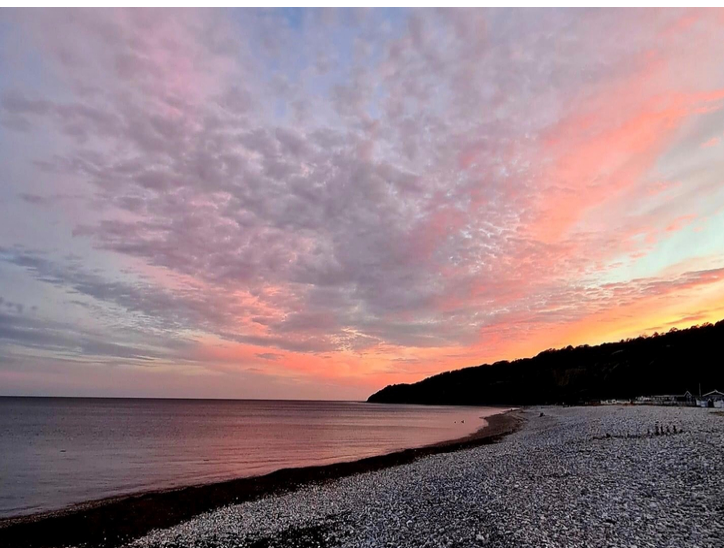
Large open plan kitchen/dining/sitting room, with feature windows .

Main bedroom with ensuite shower

Generous utility room

Private road with sea/coastal views. 5 minutes walk to the beach.

*High spec, eco friendly bungalow, with sea views!*



# in more detail...

## Features:

- Detached eco-friendly two bed, two bath New Build Bungalow, with sea views .. complete ready for Christmas 2024!
- To be purchased as a main home .. as a requirement of planning
- Bungalow with stucco and wood cladding finish, under a slate tiled roof, with large loft area.
- Electric air source heat pump & under floor heating throughout.
- Solar panels + EV point + outside tap.
- High levels of insulation throughout.
- Large open plan kitchen/dining/sitting room, with vaulted ceiling and feature windows & skylights.
- \* Integrated fridge/freezer & dishwasher. Induction hob range cooker with cooker hood. Water softener.
- Main bedroom has shower en suite, views to Stonebarrow
- Further double bedroom with wardrobes, Jack & Jill door to main bathroom.
- \* Family Bathroom with shower over the bath, vanity unit and WC. Large storage cupboard.
- Generous utility/ boot room.
- Prime position on the western side of the village, with great sea and countryside views.
- Small south-east facing patio & garden plus parking for 2 cars + disabled access
- Mains electric, water, drainage and broadband connected (No gas) Epc at sign off.

Please be advised this property is owned by a



member of staff at Fortnam Smith & Banwell.

Five Acres is a private road, with its own Frontages Association (FAFA), which has an annual charge of £40 to cover PI insurance.

Charmouth offers a welcoming community, with a good range of village shops & amenities, along with a wide range of clubs & activities. There is a local Primary School, and nearby secondary schools. (Woodroffe in Lyme Regis and Colyton Grammar School) Nearby towns include Lyme Regis, Bridport & Axminster. There are good local bus services, plus good rail links between London Waterloo to Exeter via Axminster. We are part of the International Jurassic Coast offering lovely beaches and walking along the South West Coastal Path.

Directions : from the centre of the village proceed up The Street towards Lyme Regis and take the first turning on the left into Higher Sea Lane and then first right into Five Acres. Deja Vu is found at the south-east corner with Westcliff Road.

Note: All pictures are currently computer generated for reference. Viewings available from the end of November.

## the location...

