



Five Acres, Charmouth
Offers In Excess of £650,000

FORTNAM
SMITH & BANWELL

Deja Vu

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Welcome to Deja Vu...This new build, eco friendly two bed, two bath bungalow, is five minutes from the beach, with great coastal & countryside views.

Built to a high standard of insulation its exterior is a mixture of Stucco and larch finish, under a slate roof.

Modern, sustainable credentials include, solar panels, air source heat pump, & high grade insulation, with under floor heating and double glazing throughout. Hallway access to a very large full height loft space, where the water tanks are situated. There is good quality LVT flooring throughout with carpets in the bedrooms.

It has a light, bright and airy feeling, with feature windows to the east & south, plus a vaulted ceiling to the main living area. This encompasses a fully fitted kitchen, with integrated dish washer & fridge freezer and range cooker with induction hob and glass extractor above. There is plenty of room for dinning and a seating area with TV, enjoying the coastal views. There is a large utility room behind the kitchen area, plus a coats cupboard. The main double bedroom, with views, has an Ensuite shower room and plenty of room for cupboards. The second double bedroom has fitted cupboards, with a jack and jill door to the primary bathroom.



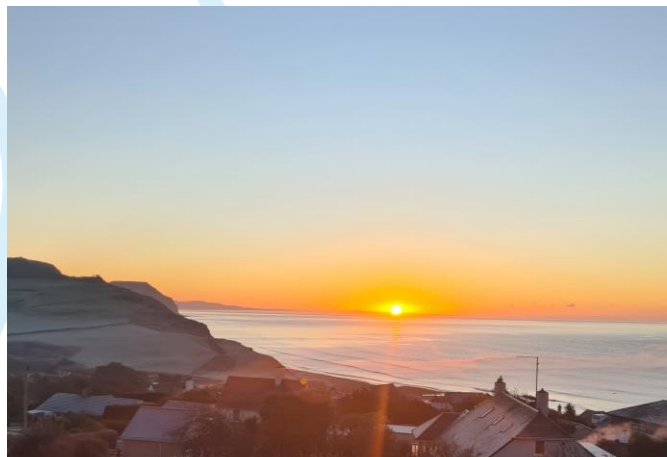
The main bathroom has shower over, plus vanity unit and wc and a large utility recess with plumbing / space for washing machine, and dryer, fitted water softner and ventilation.

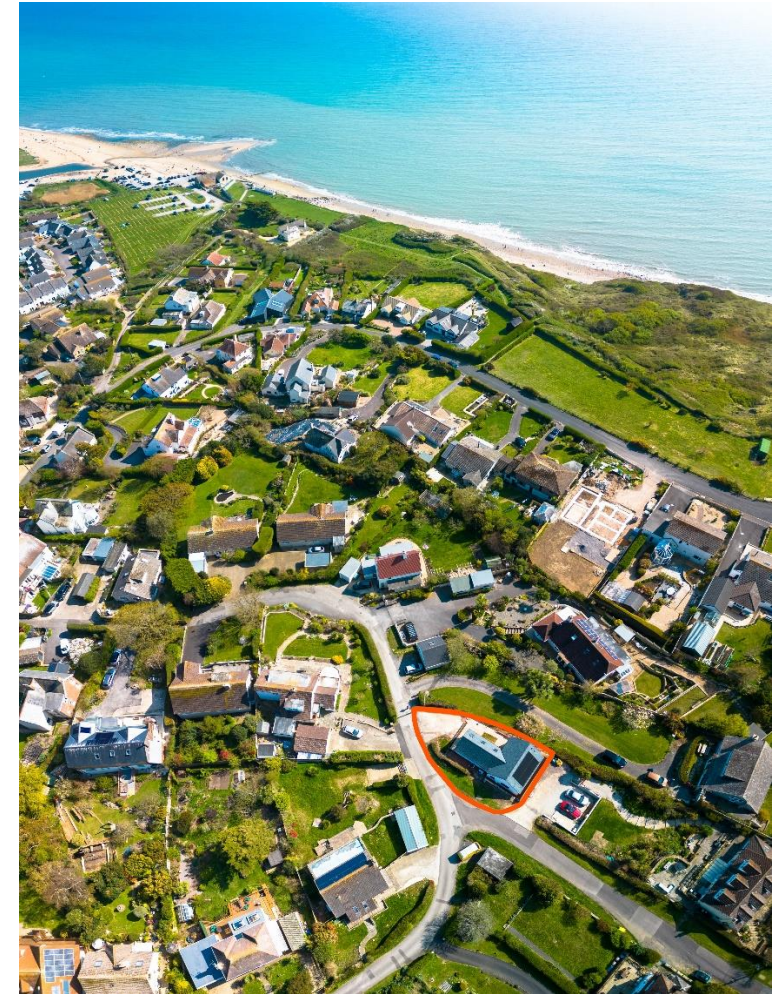
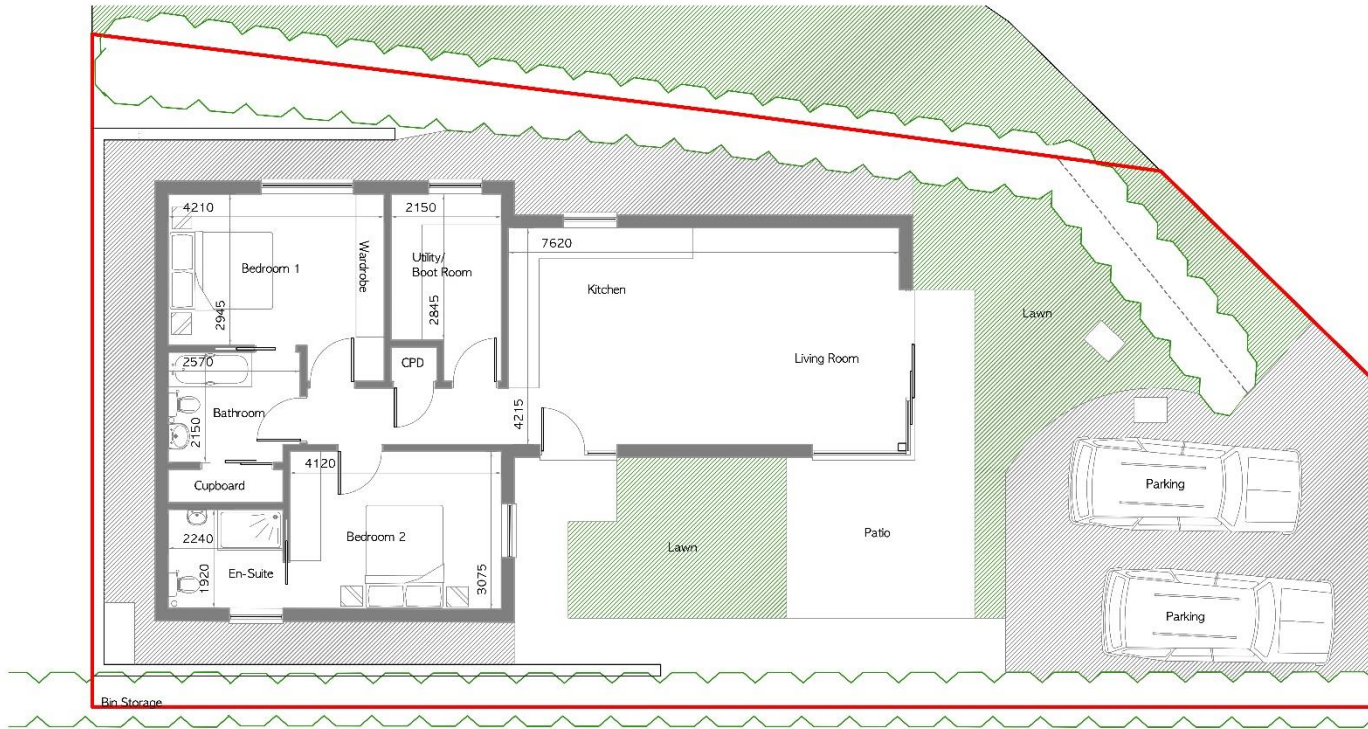
Outside is a wrap around patio, to the south & south east plus a grassed area, with a slope from the driveway offering easy wheelchair access. There is parking for two cars, an EV point and exterior electrics and water tap.

The property is only a 5 minute walk from the beach and 10 to the village centre. 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 and amenities along with a wide range of clubs and 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 and Axminster. There are good local bus services plus good rail links between London and 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.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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