



Kidmore Close, Charmouth  
£595,000

FORTNAM  
SMITH & BANWELL



# 15 Kidmore Close

£595,000

**Detached spacious house within private cul de sac ~ Sea & coastal views from first floor ~ Ground Floor Cloakroom/WC ~ Generous Living Room with arch to Dining Room, French doors to Sunroom ~ Fitted Kitchen plus Utility Room ~ Three double bedrooms, master en suite + balcony ~ Family bathroom ~ Garage & parking ~ Southerly enclosed rear gardens ~ No onward chain**

A very spacious detached property quietly situated in the corner of a private cul de sac, within short walking distance of both the beach and village amenities. Constructed we believe around 1993 along with a range of similar houses. This house offers a generous 1660 sq ft in total (154sq.m) providing three double bedrooms (master en suite) and a very spacious ground floor living area. South facing rear garden. The property would now benefit from gentle modernisation throughout but is presented in good order.

A few steps down to the frontage from the garage and parking area. Bright L-shaped entrance hall with stairs to first floor. Understair cupboard. Large Living Room spanning front to rear, fireplace with inset gas coal effect fire. Deep bay window to front. Wide arch to Dining Room to side.





French doors out to rear triple aspect Sunroom with sliding door into the garden. Dining room with window to rear and door return to hall. Fitted kitchen with electric hob and oven, space for under counter fridge. Glazed door to Utility with fitted unit and space for washing machine. Wall mounted gas boiler. External door to garden. Ground floor Wc.

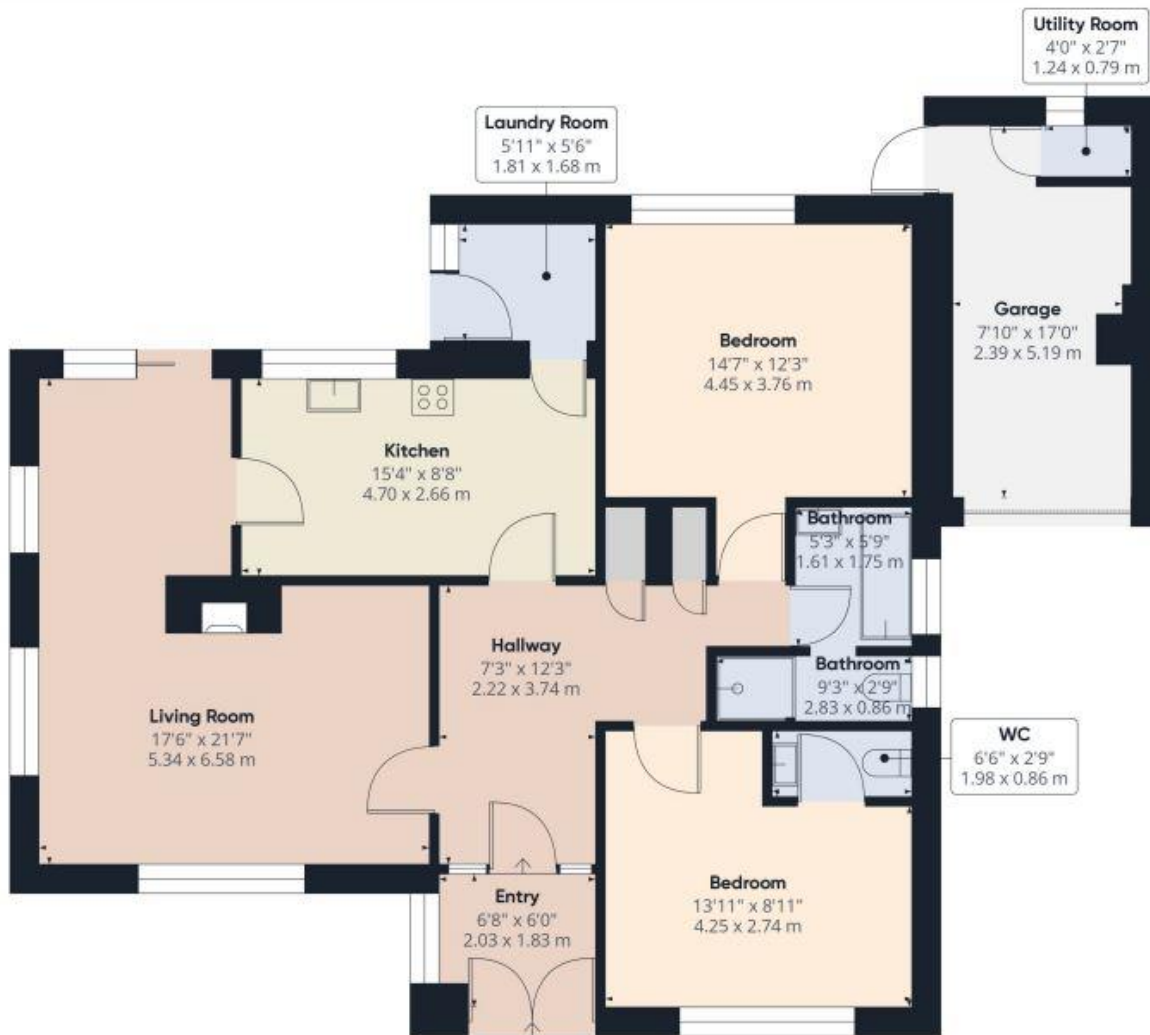
First Floor: Bright L shaped Landing with wooden balustrades, loft hatch and airing cupboard housing hot water tank. Master bedroom 12`6 x 11.5` Integral wardrobes. French doors onto large balcony with sea views and Stonebarrow Cliff view. Large en suite with corner mains shower, WC and handbasin. Two further double bedrooms with integral wardrobes. Family bathroom with bath and shower over, WC and handbasin.

Outside: The rear garden has a patio level to the rear with just a couple of steps down to the lawn, feature palm tree with mature shrubs . Access to front around both sides of property. Views to Stonebarrow, The frontage has a paved path with a couple of steps up to the parking area and garage (in a block of three just by the property) Parking outside the garage and to side of garage for a smaller car too.

No forward chain. Dorset council E. EPC D. All mains services. Freehold.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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