



Kidmore Close, Charmouth
£395,000

FORTNAM
SMITH & BANWELL

6 Kidmore Close

£395,000

Semi Detached House ~ Two Bedrooms ~ Inverted House Design ~ Sea & Coastal Views from First Floor ~ Enclosed Rear Garden ~ Garage & Parking Spaces

A well maintained semi-detached property quietly situated in a private cul de sac, within short walking distance of both the beach and village amenities. Constructed we believe around 1987 along with a range of similar houses in the cul de sac. The upside down layout to the property makes the most of the excellent sea and coastal views.

The property accessed from Kidmore Close a private road, has gas central heating and double glazing throughout. The front entrance door leads into the hallway with two understairs storage cupboards one with fitted shelving and currently housing a freezer. The dual aspect master bedroom has a window, French doors leading to the rear garden and a built-in wardrobe. The second bedroom also features a built in wardrobe and a window looking towards Stonebarrow Hill. A family bathroom services the bedrooms with a white fitted suite and coloured tile surrounds.



Stairs up from the entrance hall lead to the landing with loft hatch and separate wc fitted with a white suite. A door leads into the Lounge/Diner with large picture window and doors opening to a Juliet balcony creating a light and airy space and utilising the far-reaching views of the sea, Jurassic coastline and countryside beyond.

The kitchen is fitted with a range of wooden base cupboard and drawer units with matching wall cupboard and wall trim. Roll edge laminate work surfaces with inset stainless steel sink and drainer. Tiled surrounds. Freestanding four ring cooker. Appliance space for a standup fridge/freezer and washing machine. Wall mounted combi boiler. A window looking over the rear garden and door to metal corrugated steps going down onto the garden.

Outside

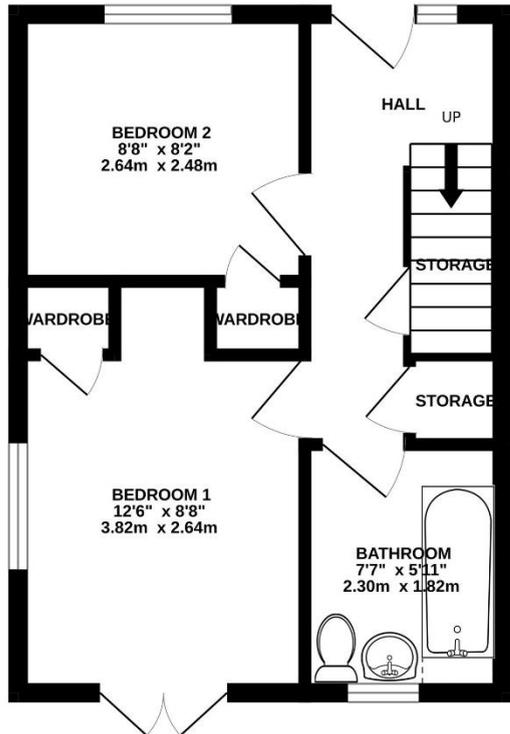
The South-westerly facing rear garden is enclosed by timber fencing and features a paved patio area and lawn creating an excellent sunny space for alfresco dining. A side access gate leads back to the front of the property where across the road a garage measuring an internal size of 4.825m x 2.57m and parking spaces measuring total 4.8m in width can be found.

Services and Tenure

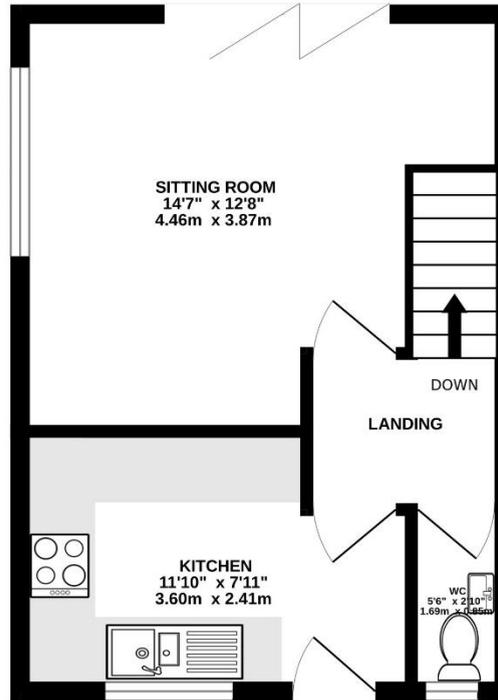
All mains services connected.
Freehold.
Dorset Council tax band C.
No Onward Chain.



GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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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