



Georges Close, Charmouth
£560,000

— FORTNAM —
SMITH & BANWELL

8 Georges Close

£560,000

Detached House ~ Two Double Bedrooms (Originally Three) ~ Well Presented ~ Popular Residential Area ~ Enclosed Rear Garden ~ Garage & Parking Space

The Property

A well-maintained detached property quietly situated in a private cul de sac, within short walking distance of both the beach and village amenities. Constructed in the 1990's along with a range of similar houses in the small development of just 8 houses in the private cul de sac. The well-proportioned layout to the property makes 8 Georges Close perfect for a permanent residence.

Accessed from Georges Close a private cul de sac, the property has gas central heating and double glazing throughout. The front entrance door leads into the hall with stairs rising to the first floor.

A door into the dual aspect kitchen fitted with a range of cream coloured base cupboard and drawer units with matching wall cupboard and wall trim. Roll edge marble work surfaces with four ring induction hob with extractor above, inset sink and drainer and tiled flooring and splashbacks. Other integrated appliances



include: fridge/freezer, dishwasher, oven and washing machine. A window looks over the rear garden. The dining area has an understairs cupboard and door to a WC and rear lobby with rear access door.

The sitting room includes a gas fire on marble hearth. A window looks over the front of the property and French doors lead to a conservatory that completes the ground floor accommodation.

The first-floor landing has three storage cupboards, one housing a gas combi boiler, and a loft hatch. The two bedrooms are both comfortable doubles and both benefitting from views over the town. The main bedroom was originally two rooms and could be reinstated by replacing stud partition wall and doorway, which is now the wardrobe on landing. A shower room completes the internal accommodation with white suite comprising: Walk in shower cubicle with glass screen. WC. Wash hand basin. Heated towel rail. Vanity unit and tiled flooring.

Outside

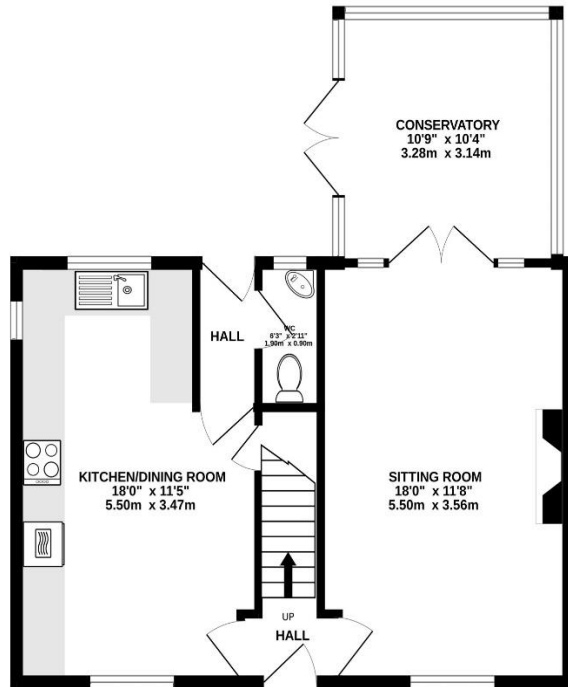
The Easterly facing rear garden is enclosed by timber fencing and is fully paved for ease of maintenance and creates a great space for alfresco dining. A side access gate leads back to the single garage and gravel driveway parking for multiple vehicles.

Services and Tenure

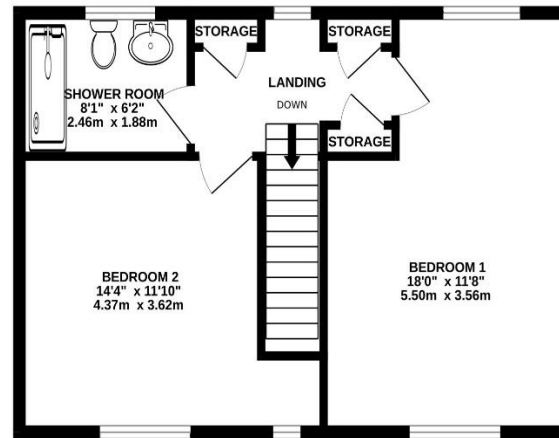
All mains services connected.
Freehold.
Dorset Council tax band E.
No Onward Chain.



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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		107 A
81-91	B		
69-80	C	76 C	
55-68	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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