



Nutcombe Terrace, Charmouth

A three bedroom end terraced property situated in the popular village of Charmouth, with stunning views across to Stonebarrow and the Marshwood Vale.

Guide Price
£299,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Nutcombe Terrace, Charmouth, Bridport, DT6 6NZ

- No onward chain
- Lovely country views
- Large rear garden
 - Parking
- Popular village location
- Three double bedrooms

Viewing strictly by appointment
Symonds & Sampson
01308 422092





A three bedroom end terraced property situated in the popular village of Charmouth, with stunning views across to Stonebarrow and the Marshwood Vale.

The Property

This end terrace three bedroom home is situated in the popular coastal village of Charmouth, within easy reach of the village centre and beach. The property enjoys lovely views across the Marshwood Vale and towards Stonebarrow, and has a generous rear garden and parking for one car..

The property is accessed over a shared pathway, opening into an inner hall leading into the living room. The kitchen is to the rear, and is fitted with a range of wall and base units with an integrated electric oven and gas hob and enjoys views over the garden and to the countryside beyond. There is plenty of space for a dining table, and a rear porch provides access to the downstairs cloakroom and to the

garden.

Stairs rise to the first floor, where there are two double bedrooms and a modern shower room fitted with a large walk-in shower. The bedroom to the rear enjoys the lovely country views over the Marshwood Vale. Further stairs lead to a generous double bedroom, with a dormer window providing stunning views to Stonebarrow and over the Marshwood Vale.

Outside

To the front is a small area of lawn and shrubs. A real feature of this property is the generous rear garden, which is predominantly laid to lawn interspersed with mature trees and shrubs including two productive apple trees which give an abundant crop and a twisted willow tree. There is a delightful seating area taking in the views, and a large shed with electricity plus a parking space to one side. At the end of the garden, a gate leads to a further parking area.



Services

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Network coverage is good both indoors and out.

Local Authority

Dorset Council: 01305 251010

Council Tax Band: C.

Situation

The property lies in a Conservation Area on the edge of the charming seaside village of Charmouth, within walking distance of the beach and a vast tract of National Trust land with footpaths and bridleways – ideal for hikers and dog walkers. Charmouth has a number of good shops, public houses and restaurants to its centre and lies midway between the former rope-making town of Bridport to the east

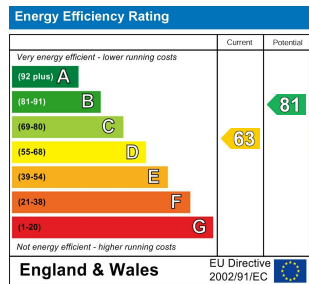
and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

Agents Note

Please note that this property is subject to a section 157 housing restriction. The neighbour has a right of way over the path in the garden to the side gate.

Directions

From Bridport take the A35 West towards Lyme Regis & Exeter. Follow the road through Morcombelake and at the roundabout at the end of the Charmouth bypass, turn left into Charmouth. The property will be found after a short distance on the left hand side, identified by our For Sale sign. What3Words///trumpet.these.factored.



Bridport/DME/070624/REV

Nutcombe Terrace, Charmouth, Bridport

Approximate Area = 893 sq ft / 83 sq m
 Limited Use Area(s) = 52 sq ft / 4.8 sq m
 Total = 945 sq ft / 87.7 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1110562



01308 422092
 Symonds & Sampson 23 South Street
 Bridport
 Dorset
 DT6 3NU
bridport@symondsandsampson.co.uk

Symonds & Sampson
 ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

