



Symonds
& Sampson

Hammonds Mead

Charmouth, Bridport

Hammonds Mead

Charmouth

Bridport

DT6 6QX

A two bedroom first floor apartment situated close to the beach at Charmouth with an allocated parking space.



- Delightfully presented
 - Two bedrooms
 - One bathroom
 - Allocated parking
- Close to the beach and amenities

Offers In Excess Of £200,000

Leasehold

Bridport Sales
01308 422092

bridport@symondsandsampson.co.uk



DWELLING

A delightful two bedroom purpose built first floor flat with a private entrance, situated in the charming village of Charmouth, within only a few minute's walk to the beach and has easy access to the main street and shops.

ACCOMMODATION

This apartment lies on the first floor and is arranged around a central hallway that has a storage cupboard fitted above the staircase. The living room is positioned to the rear of the property and has an electric fireplace as its main focal point. The kitchen consists of wall and base units with space for any necessary appliances. There are two bedrooms and a fully tiled family bathroom fitted with a contemporary white suite.

OUTSIDE

The flat benefits from an allocated parking space, visitors parking and a small storage area to the front.

SITUATION

This flat is positioned in the delightful village of Charmouth, set on the Jurassic coast, offering an outstanding natural beauty of its own with its award-winning beach. The local shops are a few minute's walk away, with the beach just round the corner, a children's playground a 5-minute walk and two pubs on the same street.

DIRECTIONS

What3words///belt.headings.between

SERVICES

Mains electricity, water and drainage. Electric heating. Gas is available, but currently not used and capped off.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is mostly limited indoors and good outdoors.
Dorset Council: 01305 251010
Council Tax Band: B
EPC: C.

TENURE

Leasehold. 999 years from 1 January 1999. Ground rent £30 per annum and maintenance charge approximately £740 per annum.
It is understood that holiday letting is not permitted.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	69	76
D	55-68		
E	39-54		
F	29-38		
G	1-28		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bridport/DME/rev.041124

Floor 1



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