



Symonds
& Sampson

Bridge Road

Charmouth, Bridport

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Charmouth
Bridport
DT6 6QS

A beautifully presented three bedroom terraced house situated within level walking distance of the beach, with a south facing garden.



- Section 157
- Renovated throughout
 - Sea glimpses
 - South facing garden



Guide Range £275,000 - £300,000

Freehold

Bridport Sales
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THE DWELLING

A spacious three bedroom terraced home situated in the delightful village of Charmouth, benefiting from recent renovation including a new Howdens kitchen, a shower room, and a new boiler, along with redecoration throughout and new carpets and flooring.

ACCOMMODATION

The hub of the home is the L-shaped kitchen/dining/living room, with a large window overlooking the garden, allowing for plenty of natural light with a stable door onto the patio. The kitchen is fitted with a comprehensive range of wall and base units with an integrated electric oven and gas hob, dishwasher, washing machine, fridge/freezer and pull out larder. There is room for a dining table to one end, and a generous seating area to the other. There is plenty of storage in the entrance hall with a coats cupboard and under stairs storage, plus a useful downstairs cloakroom. Upstairs there are three bedrooms, two of which are generous doubles with views to the rear enjoying sea glimpses. The principal bedroom benefits from extensive built-in wardrobes. The contemporary family shower room is fitted with a large walk-in shower, wc and sink.

OUTSIDE

To the front of the property there is an area of hardstanding with an EV charger which our vendor currently uses as parking for two cars, but it would require a dropped kerb to be compliant. The south facing garden to the rear is laid to patio and lawn, with planted borders and a useful storage shed. There is gated access to a pathway to the rear, providing separate access to the garden.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband speed: Superfast broadband is available.
Mobile phone coverage: Network coverage is mostly good indoors and good outdoors.
Dorset Council: 01305 251010.
Council Tax Band: B.
EPC: C.

SITUATION

The property is situated a short walk down to the beach in this charming seaside village. Charmouth, which has a number of good shops, public houses and cafe 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.

DIRECTIONS

What3Words:///division.fussy.comedians.

MATERIAL INFORMATION

Please note that this property is subject to a section 157 housing restriction.



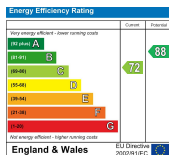


Approximate total area⁽¹⁾
 694.62 ft²
 64.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Bridport/DME/rev070125



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