



Symonds
& Sampson

Hammonds Mead

Charmouth, Bridport, Dorset

Hammonds

Mead

Charmouth
Bridport
Dorset DT6 6QX

Ground floor apartment situated close to the beach at Charmouth with an allocated parking space and garage.



- Ground floor apartment
- Communal garden
- Garage and parking
- Close proximity to the beach

Guide Price **£215,000**

Freehold

Bridport Sales
01308 422092
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THE DWELLING

A purpose built two-bedroom ground floor apartment situated in the coastal village of Charmouth, within only a few minutes' walk to the beach with easy access to the main street and shops. The apartment benefits from a garage with parking in front and a south facing garden.

ACCOMMODATION

The apartment is accessed through a private front door into a large central hallway. The living room is to the rear with sliding doors onto the garden. An archway leads into the kitchen which is fitted with a range of wall and base units with an integrated electric oven and hob with space for appliances. There are two bedrooms to the front, both served by a family bathroom.

OUTSIDE

To the rear is a shared sunny south facing garden with a paved terrace adjoining the living room with an area of lawn beyond. The apartment benefits from a garage with a parking space in 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 Street.

DIRECTIONS

What3words///hockey.kipper.agents

SERVICES

Mains water, electricity and drainage. Electric heating.

Broadband - Ultrafast speed available

Mobile - Indoor is mostly limited coverage and outdoor is overall likely.

<https://checker.ofcom.org.uk/>

Council Tax Band: B (Dorset Council - 01305 251010)

MATERIAL INFORMATION

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	Potential
Very energy efficient - lowest running costs			
101-120 kWh/m ²	A		
81-100 kWh/m ²	B		
61-80 kWh/m ²	C		
41-60 kWh/m ²	D		
21-40 kWh/m ²	E		
1-20 kWh/m ²	F		
0-20 kWh/m ²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC



Bridport/DM/20052025



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