



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 £180,000

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/20062025REV

Floor 1



01308 422092

bridport@symondsandsampson.co.uk
23, South Street,
Bridport, Dorset DT6 3NU



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT