



## Langmoor Manor, Charmouth, Bridport, DT6 6BU



- Unfurnished
- Long term let
- Workshop/outhouse

- Available immediately
- Beautiful gardens
- Three reception rooms

£1,700 Per Calendar Month/£392 Per week

A five bedroom Georgian Manor House situated on the edge of Charmouth, surrounded by beautiful gardens and close to local amenities with Lyme Regis just a short drive away.

Available immediately for a 12 month tenancy.

Property comprises rear lobby, utility, kitchen, cloakroom, dining room, two further reception rooms with open fireplaces, grand stairs rising to a spacious landing, five bedrooms with one en-suite, beautiful gardens with a sub-tropical feel, work shop/storage/outhouse and ample parking.

There is parking for several cars, the gardens to the front and rear are enclosed with fencing. There is a large pond to the rear garden that divides the garden across the middle, the property has to offer a small workshop/store. Gardener is included within the rent.

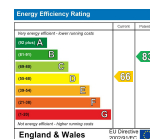
The property is unfurnished. Mains gas, electricity, water and drainage. The rent is exclusive of council tax, internet and all utilities. As stated on the Ofcom website, indoor mobile signal is likely, outdoor mobile signal is good. There is Ultrafast broadband at the property. There is a very low risk of flooding as stated by the GOV.UK website.

Rent - £1,700.0 per calendar month / £392.00 per week  
Holding Deposit - £392.00  
Security Deposit £1,961.00  
Council Tax Band - F  
EPC Band - D

## SITUATION

Langmoor Manor is a spacious five bedroom Georgian semi-detached house set in beautiful surroundings, walking distance from the sea in Charmouth. The property has the added benefit of three reception rooms and workshop/store. The property is also within easy driving distance of Lyme Regis and Bridport with all their amenities.

From our office in Bridport proceed to the Crown roundabout and take the fourth exit signposted Axminster. Continue through Chideock, Morcombelake and the Charmouth bypass. At the roundabout take the 2nd exit (signposted Lyme Regis) then take the first driveway on the left signposted Langmoor Manor. Follow the signs to Langmoor Manor.



BridLets/RT/04.11/25



01308 422092

bridport@symondsandsampson.co.uk  
Symonds & Sampson LLP  
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 of 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.