



Symonds
& Sampson

Double Common

Charmouth, Bridport, Dorset

Double Common

Charmouth
Bridport
Dorset DT6 6PT

End-of-terrace house set in the charming seaside town of Charmouth, offering beautiful coastal views.



- Minutes walk to beach, shops and bus stops
 - Generous kitchen
 - Garden room
 - Garage and parking
- Sea and Jurassic coast views

Guide Price **£485,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Double Common is part of the prestigious CG Fry development built back in 1995 to take full advantage of its proximity to the world famous Jurassic Coast beach at Charmouth. As one would expect of the Poundbury developer the house has clean contemporary lines with a traditional aspect combining the practicality of the contemporary and the character of an older period house.

ACCOMMODATION

The property is conventionally arranged with the living accommodation organised around a hall running along one side of the house, a kitchen to the end and a sitting room that flows through to a dining room and garden room to the other side. The sitting room has a fireplace as its focal point equipped with a coal effect gas fire, while the dining room and the garden room are laid to ceramic tile. Doors lead through from the dining room to the garden room while a second set of double doors lead into onto the courtyard garden behind. The kitchen is spacious and equipped with a comprehensive range of floor and wall mounted units and cupboards with integral appliances that include a fridge and a freezer with space for an electric cooker, a washing machine, a dishwasher and a tumble dryer.

Upstairs there are two good bedrooms, the principle of which has an ensuite shower room which is particularly

spacious and has a wardrobe to one corner while the other bedroom has use of a family bathroom that has a shower over the bath. The second bedroom also has some good built-in wardrobe space while in addition off the hallway there is a downstairs cloakroom. The property is in good decorative order, has gas central heating equipped with a 5 year old combination boiler and double glazing throughout.

OUTSIDE

To the rear of the property there is a courtyard garden with a Mediterranean feel to it, with steps up to a second terrace. Both terraces make good outside entertaining spaces at different times of the day. Behind the higher terrace a door leads through to a generously proportioned single garage, with storage in the roof and a utilities area to one end. Beside the garage there is parking for a second car with further parking beyond.

SITUATION

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

SERVICES

Mains gas, electricity water and drainage.

Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile phone coverage is good both indoors and outdoors.

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band: D

EPC: C



Double Common, Charmouth, Bridport

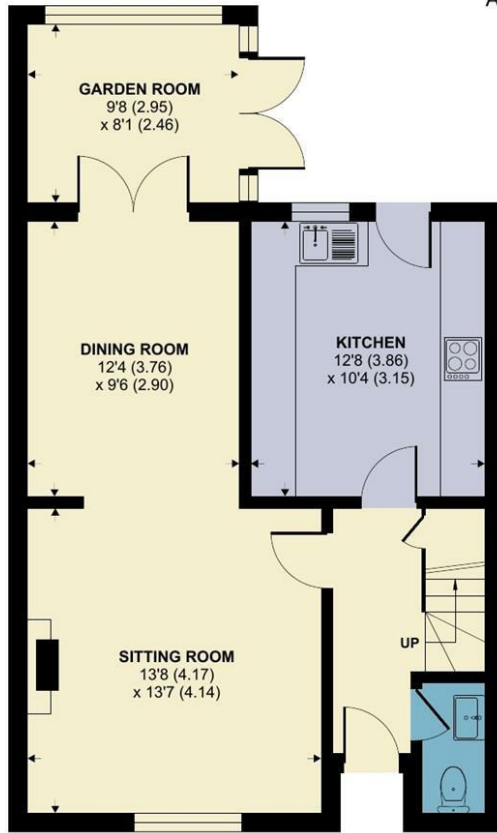
Approximate Area = 1158 sq ft / 107.5 sq m

Garage = 179 sq ft / 16.6 sq m

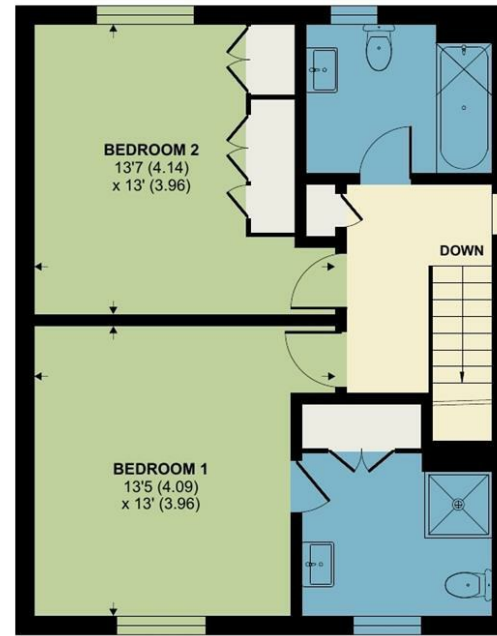
Total = 1337 sq ft / 124.1 sq m

For identification only - Not to scale

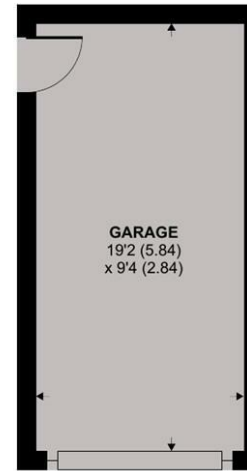
Energy Efficiency Rating		Current	Potential
Energy efficiency class	Energy efficiency score		
A	92-100		84
B	81-91	69	
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	35-38		
No energy efficient digital rating code			
England & Wales		EU Directive 2002/91/EC	84



GROUND FLOOR



FIRST FLOOR



GARAGE
19'2 (5.84)
x 9'4 (2.84)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1095754



Bridport/SVA/13102025



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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 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