

Symonds
& Sampson

25 Hammonds Mead
Charmouth, Bridport, Dorset

25 Hammonds

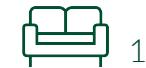
Mead

Charmouth

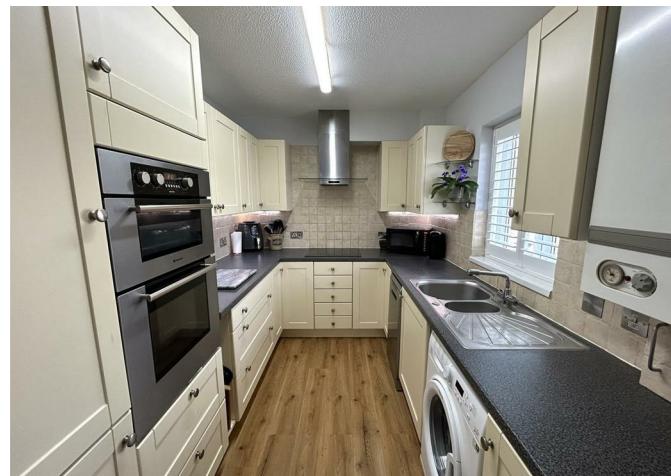
Bridport

Dorset DT6 6QX

Beautifully presented three bedroom house situated within easy reach of the beach and amenities.



- Views towards Stonebarrow and the sea
 - Beautifully presented
- Level walking distance to the coast and amenities
 - Three bedrooms
 - Off road parking



Guide Price £425,000

Freehold

Bridport Sales
01308 422092

bridport@symondsandsampson.co.uk

THE DWELLING

A beautifully presented three bedroom house 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. There are views to the front towards Stonebarrow and the sea, and the property benefits from an enclosed rear garden and off road parking. Under the current ownership, the property has been subject to a programme of renewal and improvement and presents in excellent order throughout.

ACCOMMODATION

The property is arranged around an entrance hallway with a useful cloakroom. The kitchen is to the front and is fitted with a comprehensive range of wall and base units with integrated appliances including a fridge/freezer, eye level electric double oven and hob and space for further appliances. The living/dining room is to the rear, with ample room for a dining area to one side and seating area to the other. There is a focal point of a fireplace equipped with a woodburning stove and doors onto the conservatory.

Upstairs are three bedrooms, the principal of which enjoying views to Stonebarrow and the sea. There is a

contemporary family shower room fitted with a modern suite comprising of a large walk-in shower, wc and sink.

OUTSIDE

To the front is a raised paved terrace, taking in the views towards the coast. The rear garden is designed for ease of maintenance with a contemporary paved terrace wrapping around the property, with attractive raised borders planted with a variety of plants and shrubs. Steps lead up to the rear providing access to the parking.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>).

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

EPC: D.

SITUATION

This property is positioned in the delightful village of Charmouth, set on the Jurassic coast, offering an

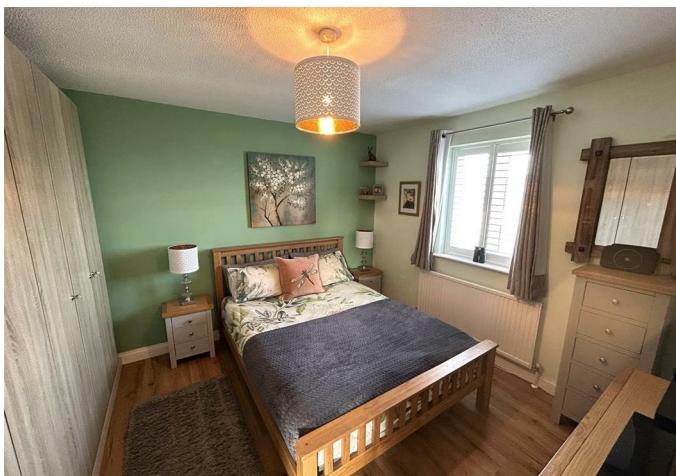
outstanding natural beauty of its own with its award-winning beach. The local shops are a few minute's walk away, with the beach just round the corner, a children's playground a 5-minute walk and two pubs on The Street.

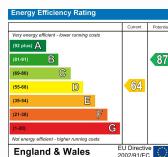
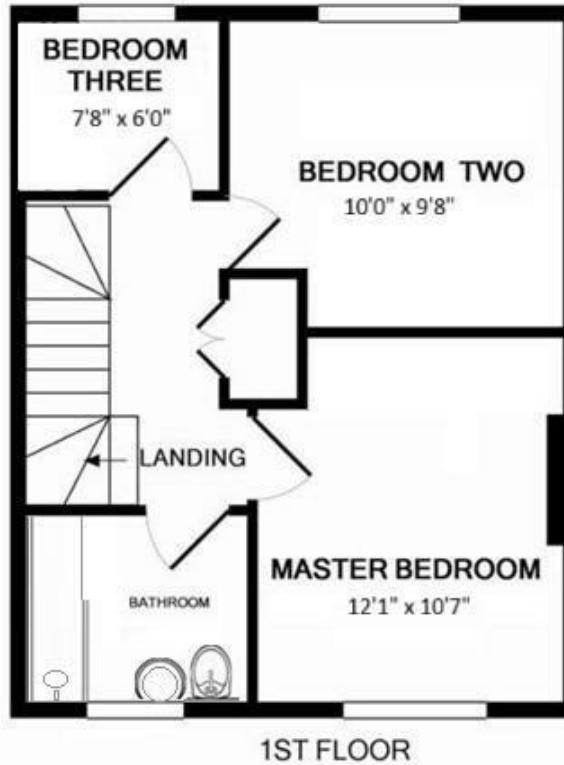
DIRECTIONS

What3Words///desktops.trams.sticks

MATERIAL INFORMATION

There is a residents annual service charge of £200pa for upkeep of road and car park.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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