



Symonds
& Sampson

8 Georges Close
Charmouth, Bridport, Dorset

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Charmouth
Bridport
Dorset
Dorset DT6 6RU

Detached home situated in the popular coastal village of Charmouth, within easy reach of amenities and a short walking distance to the beach.



- Popular coastal village
- Garage & parking space
- Two generous bedrooms (previously three bedrooms)
- Enclosed rear garden
- No onward chain

Guide Price **£475,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Understood to have been built in the 1990s, this detached home is one of eight properties in a private cul-de-sac situated close to the centre of Charmouth. The property has been well maintained over the years, and has been reconfigured into a two bedroom home but could easily be reinstated as a three bedroom home if required. There is an enclosed rear garden, garage and parking and is within level walking distance of both the village amenities and the Jurassic Coast.

ACCOMMODATION

The property is conventionally arranged around a central hallway, with to one side a generous living room and to the other a spacious kitchen/dining room. The living room has a focal point of a marble fireplace equipped with a gas fire, and has French doors onto the conservatory overlooking the rear garden. The kitchen is fitted with a comprehensive range of wall and base units, with integrated appliances including a fridge/freezer, oven, induction hob, washing machine and dishwasher. A rear lobby provides access to a useful cloakroom and a door onto the garden.

Upstairs, the spacious landing offers large storage cupboards and provides access to the two bedrooms. These are both particularly generous doubles, with the

principal room being easily reinstated into two bedrooms with a stud partition wall and doorway, which is now the wardrobe on the landing. These rooms are served by the family shower room which is fitted with a white suite comprising a walk-in shower, wc and sink.

OUTSIDE

The rear garden is designed for ease of maintenance, being fully paved and enclosed by timber fencing. A side access gate leads to the single garage and driveway providing parking for a number of vehicles.

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: E (Dorset Council - 01305 251010)

EPC: C.

SITUATION

This home is situated in the delightful village of Charmouth, which is a small village set on the Jurassic Coast, offering an outstanding natural beauty of its own with its

award-winning beach. The local shops are a minute's walk away, with the beach a 10-minute stroll, a children's playground a 5-minute walk and two pubs on the same street. They hold many local events throughout the year, from festivals to competitions, and this village retains its traditional features and traditions. Not far from Lyme Regis and just 3 hours from London or Birmingham.

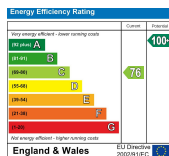
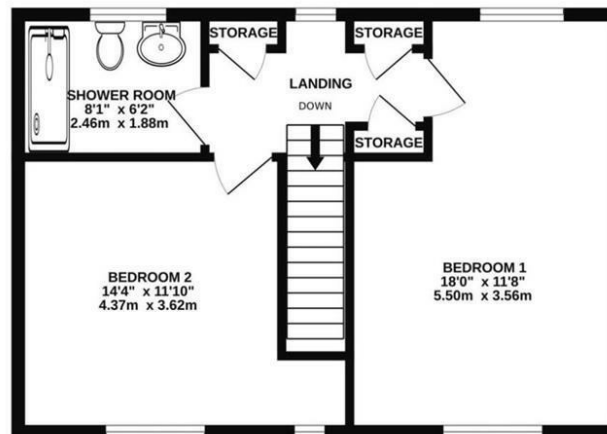
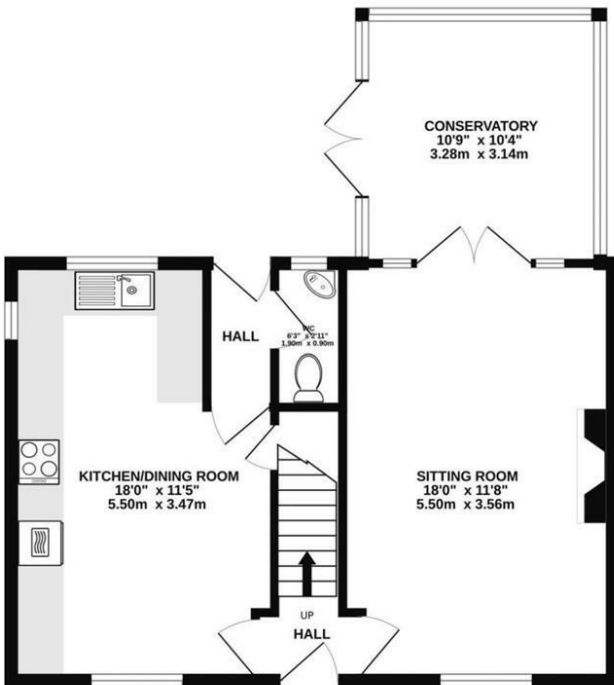
DIRECTIONS

What3Words///courtyard.shimmered.slicing



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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