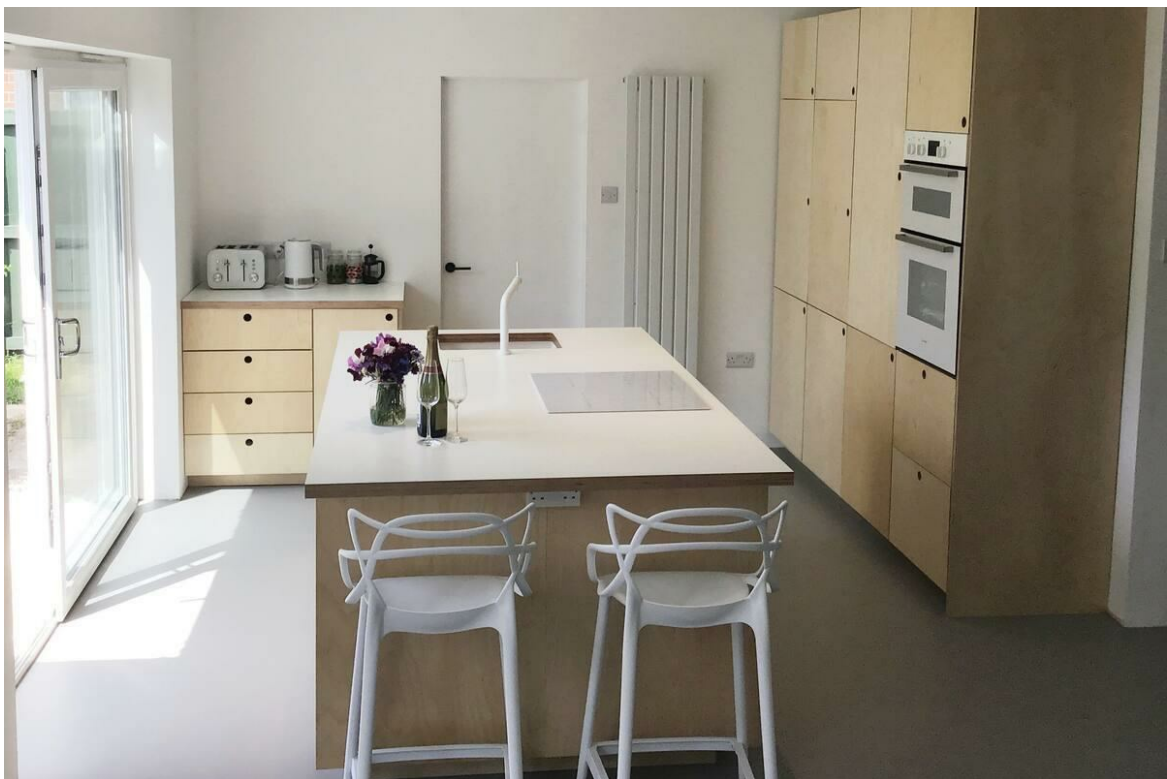




A LIGHT AND BRIGHT, MODERNISED DETACHED BUNGALOW SITUATED IN A POPULAR AND PRIVATE CUL-DE-SAC WITHIN EASY WALKING DISTANCE OF VILLAGE AMENITIES AND THE SEAFRONT



Greenhills, Meadow Way, Charmouth, Dorset DT6 6NS
Guide Price £600,000

- Detached Bungalow
- Private Cul-de-Sac Location
- Modernised and Improved
- 4 Bedrooms – Main with Ensuite
- Open Plan Living Kitchen Space
- Utility
- 2 Shower Rooms
- Mature Front and Rear Gardens
- Driveway Parking and Single Garage

Greenhills is a well appointed and modernised detached bungalow, thought to have been constructed during the 1950s.

Under the current ownership, the property has been superbly updated and partly reconfigured in creating light and bright accommodation, with a particular feature being the open plan living kitchen area which is the central space and hub of the home with a feature vaulted ceiling and sliding doors onto the rear garden.

The property is set in mature secluded gardens (facing South at the rear) in a quiet private cul-de-sac within just a few minutes level walk of the beach and village shops.

There is the added benefit of driveway parking for two vehicles, with the rear garden being particularly private.

The picturesque West Dorset village of Charmouth features unspoilt coastal scenery (much of the coastal area belongs to the National Trust) and extensive beaches. There is a selection of local shops, an excellent primary school, doctors surgery, 2 pubs, library, parish church etc. Lyme Regis is only approximately 2.5 miles away to the West and Bridport some 6 miles Eastward.

The village is situated on the 'Jurassic Coast' which was awarded World Heritage Site status by UNESCO in 2001.



The Accommodation Comprises:

GROUND FLOOR

Front entrance door to:

Porch

With part glazed obscured door to:

Hall

With stairs rising to first floor, vertical radiator, opening to:

Living/Kitchen Area

19'10" x 26'10" (6.05m x 8.18m)

With 2 sets of sliding double glazed patio doors to outside, woodburning stove, double glazed window to side and 2 further double glazed velux windows, 2 radiators, TV point.

Kitchen

With matching wooden wall and base units, central island with induction hob and inset sink with pillar tap, vertical radiator, integrated electric oven and grill and fridge freezer.

Doors off living/kitchen area to:

Bedroom 1

13' x 9'6" (3.96m x 2.90m)

With radiator, double glazed window to front, built in wardrobe.
Door to:

Ensuite

With walk in shower with rainwater effect showerhead, obscured double glazed window, hand basin, WC, extractor vent, heated towel rail.

Bedroom 2

12'11" x 9'10" (3.94m x 3.00m)

With double glazed window to front, radiator.

Door off kitchen to:

Utility

6'8" x 4'7" (2.03m x 1.40m)

With double glazed window, uPVC part glazed door to side access, washing machine and tumble dryer, 'Baxi' wall mounted boiler.

FIRST FLOOR

Landing

Loft access, smoke alarm, velux window, airing cupboard. Doors off to:

Bedroom 3

15'3" x 11'10" (4.65m x 3.61m)

With double glazed window, 2 radiators.

Shower Room

With obscured double glazed window, heated towel rail, hand basin, WC, walk in shower, extractor vent.

Bedroom 4

9'11" x 9'10" (3.02m x 3.00m)

With double glazed window, radiator, eaves storage.



OUTSIDE

Meadow Way is a popular and private residential cul-de-sac of a dozen or so properties, positioned within easy and level walking distance of local amenities and the seafront. The property is approached from the private road via the driveway, affording parking for two vehicles, and the garage, as well as a pathway which also provides side access to and from the rear garden. The front garden is mainly laid to lawn with planted shrub beds, screened by high hedging, whilst the rear garden is again mainly laid to lawn. There is a pond to one corner, and timber shed to the side, with a pathway to the rear of the garage with access via a pedestrian door. A raised timber decking area can be accessed internally from the kitchen area of the property, with a further patio seating area found to the other side of the garden which can also be internally accessed from the living area. The rear garden is enclosed by a combination of high hedging and timber fencing.

MATERIAL INFORMATION

Local Authority: Dorset Council
Council Tax Band: D
Tenure: Freehold

Please note that this property is subject to covenants. Please contact the Agent for more information prior to arranging a viewing.

SERVICES

We understand the following to be correct by applicants should verify this with their own enquiries.

Electricity: Mains
Water: Mains
Drainage: Mains
Heating: Gas central heating
Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

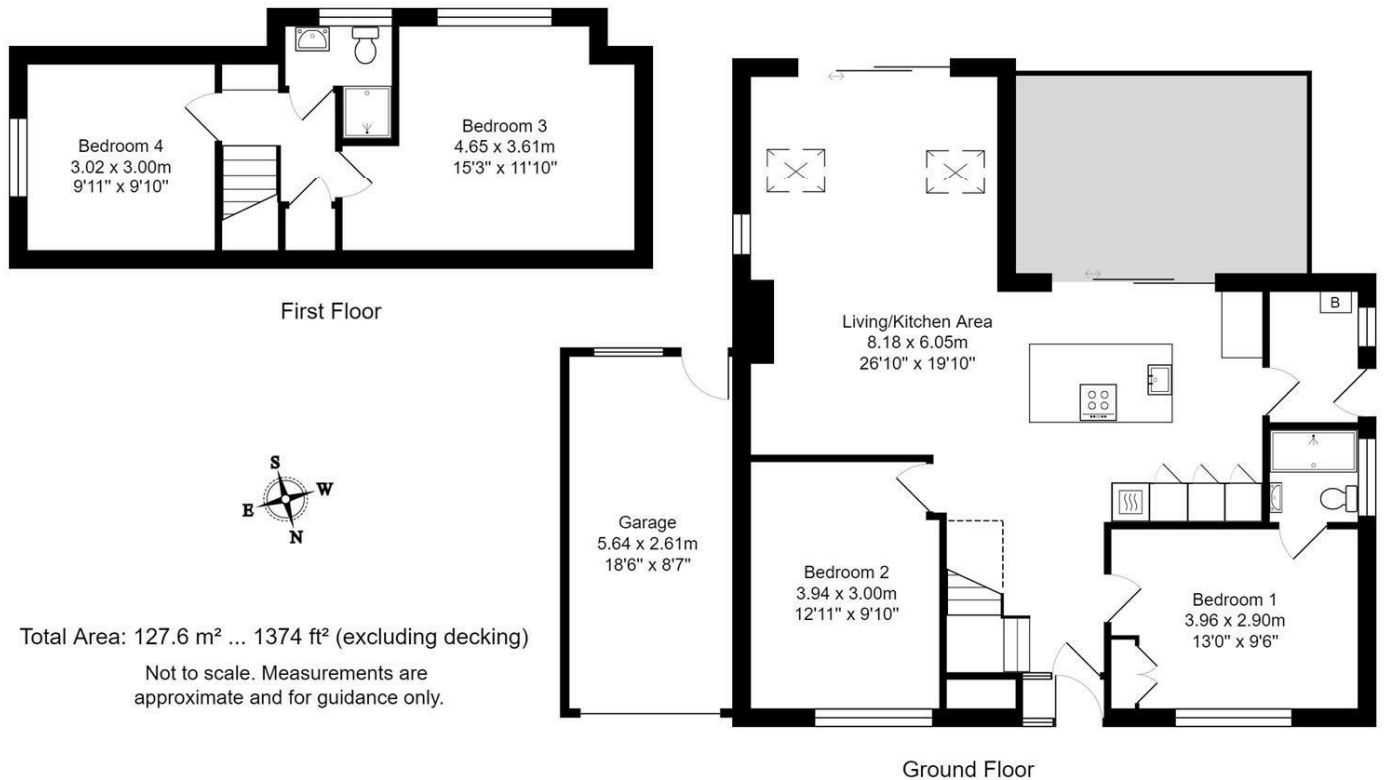
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

In the centre of Charmouth (from Lyme Regis direction) turn right into Lower Sea Lane. Meadow Way will shortly be found on the left hand side and Greenhills about half way down on the right.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. [S4692](#)