



4 Higher Sea Lane, Charmouth, Bridport, Dorset DT6  
6AZ

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A superb semi-detached unfurnished house in sought after location with sea glimpses.

0.4 miles to the sea via a footpath.

• Sociable Kitchen / Living / Diner • Sitting Room • Utility / Cloakroom • Two  
Ensuite Bedrooms • Garage & Large Gardens • Available Mid June • 12  
Months • Deposit: £1,442 • Council Tax Band: C • Tenant Fees Apply

**£1,250 Per Calendar Month**

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)



## ACCOMMODATION INCLUDES

A superb two bedroom semi-detached house with a sociable kitchen/diner extension to the rear and good sized front and rear garden and a detached garage. Sea glimpses!

The property is arranged over two floors and has been refurbished over the years by the current owners. On the ground floor is a sitting room at the front of the house, a utility/cloakroom off the central hallway and a spacious kitchen/dining/living area at the rear onto the garden. Upstairs off the landing, which has a picture window with exceptional views, are two double bedrooms, both with ensuite bathrooms.

## OUTSIDE

There is a long front garden with a pathway to the front door and a good sized rear garden which is fully enclosed, with access around the side of the house and a terraced area for sitting out.

Parking on street is found outside the property and the detached single garage is at the bottom of the front garden. Ideal for storage or parking a small car.

Worthy of note is the proximity of the property to the sea, just a short stroll downhill onto the South West Coast path and the beach below.

## SERVICES

Electric - Mains connected

Gas - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas central heating

Ofcom predicted broadband services - Standard:

Download 17 Mbps, Upload 1Mbps. Superfast:

Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data:

External - EE, Three, O2 and Vodafone (Likely).

Local Authority: Council Tax Band C

## SITUATION

Charmouth is a very popular coastal village offering above average amenities including a good range of shops, two pubs, a church, playing fields and tennis courts. The village also has a very popular primary school and the secondary schools, Woodroffe School in Lyme Regis and Colyton Grammar (accessible by school bus) are both nearby. The stunning Jurassic Coast is a designated World Heritage Site and the whole locality is within an Area of Outstanding Natural Beauty (AONB). Lyme Regis and Bridport are also within easy reach offering unique shopping, leisure and cultural

experiences. Walking opportunities are abundant including the wonderful South West Coastal path and the nearby NT open access area of Stonebarrow.

## DIRECTIONS

From the centre of Charmouth 'The Street' proceed uphill passing the Royal Oak Inn on your left hand side. Take the left hand turning into Higher sea Lane on your left just after a pair of thatched cottages. Proceed down the hill a short way and the property 'Sanderling' will be found on your right hand side.

## LETTING

The property is available to rent unfurnished for a period of 12 months on an Assured Shorthold Tenancy, available from mid June. Rent: £1,250 per calendar month exclusive of all charges. Where the let permits a pet the rent will be increased to £1,275. DEPOSIT: £1,442 returnable at the end of the tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smoking. A Pet(terms apply)/A Child Considered. Viewing strictly through the Agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

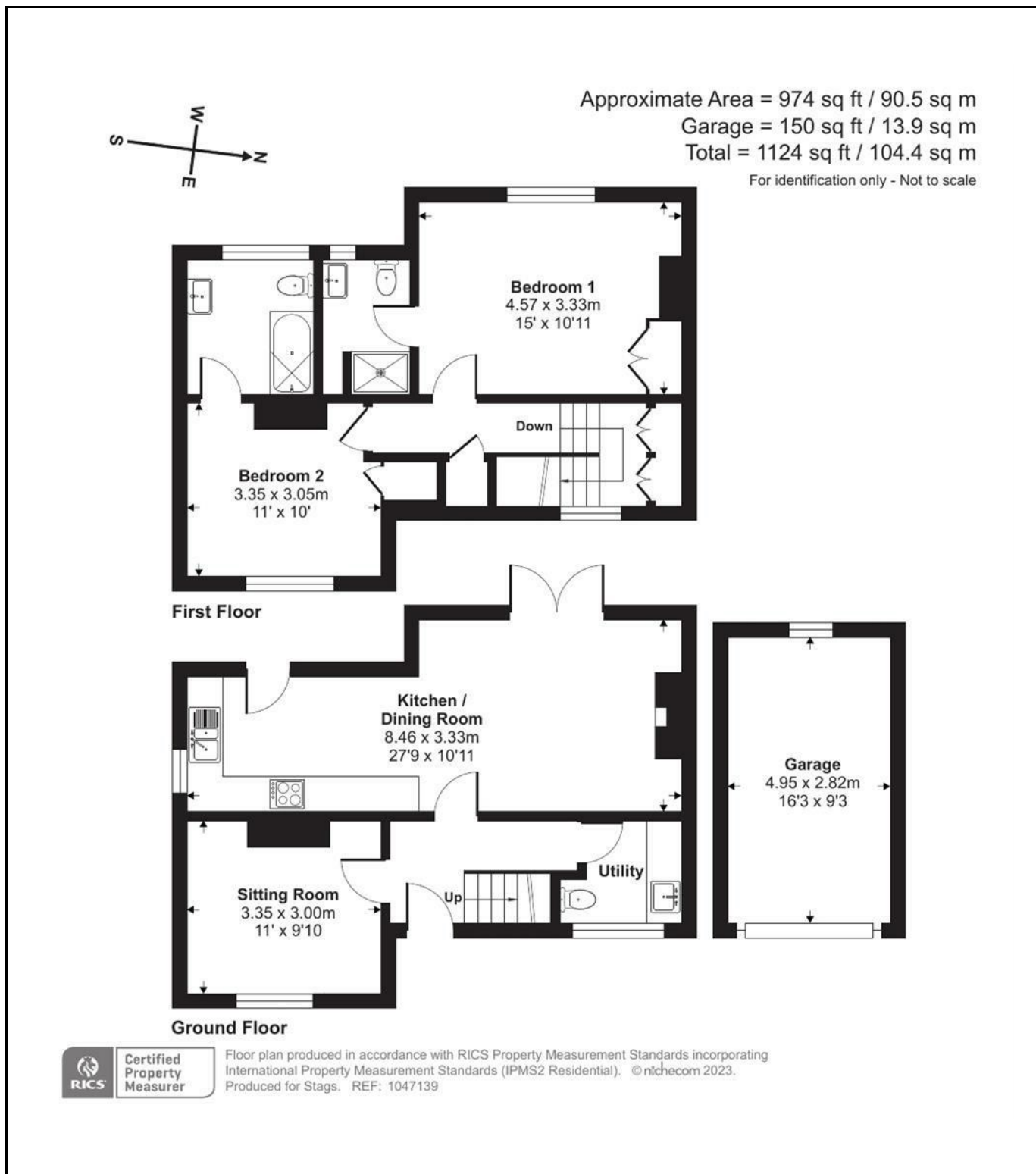
## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.









**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		54
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC