16 Queens Walk

Charmouth, Bridport, Dorset

16 Queens Walk

Charmouth
Bridport
Dorset DT6 6AB

Substantial four bedroom detached house with spacious accommodation just a short walk to the beach, several public houses and shops.

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- Spacious accommodation
- Located in the seaside town of Charmouth
- Integral single garage
- Low maintenance outside space
- No chain

Guide Price £450,000
Freehold

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THE PROPERTY

16 Queens walk is believed to have been built in 2002 with handsome stone elevations with brick coining under a thatched roof. It forms part of a select development tucked away from passing traffic to the centre of the seaside Village of Charmouth and is all about space and position. The property is unusually spacious with two beautifully proportioned living areas on the ground floor and four good bedrooms above. Its position is also unusually good as it lies within level walking distance of the famous fossil beach at Charmouth and also a short step to two public houses and several shops.

The accommodation on the ground floor is simply laid out with a sitting room to one side of the hall laid to an engineered oak floor centred on a fireplace. To the other side of the hall there is a kitchen/dining room laid to a ceramic tile floor with a fitted kitchen to one side and dining area to the other. Also off the hallway there is a cloakroom while off the kitchen there is a useful utility room.

Upstairs there are four spacious irregular shaped bedrooms two of which have all en-suite shower rooms with the two remaining bedrooms sharing a family bathroom.

The property benefits from good ceiling heights, shuttered windows, UPVC double glazing, gas fan central heating and an intruder alarm system.

OUTSIDE

To the front of the house there is an integral single garage that runs underneath the house itself and is equipped with an up and over door while to the rear of the property there is a second gated entrance to a covered parking area. The garden is arranged on two levels in a courtyard with a paved terrace nearest the house providing a good entertaining area during summer months below which there is an area laid to gravel for ease of maintenance.

SITUATION

Queens Walk is ideally situated for town centre convenience set away from passing traffic, occupying a level site and being within walking distance of the renowned Jurassic coastline and popular beach. Charmouth is a delightful village off the A35, situated in an AONB on the Jurassic coastline with a delightful beach with cafe, fossil centre and picturesque cliff top seating areas and walks. Much of the surrounding area is under the control of the National Trust and has many delightful coastal and inland walks and access to the South West coastal path.
Lyme Regis is 3 miles away providing sailing, fishing, shops and restaurants. Axminster is 6 miles away with a mainline train station to London Waterloo. Exeter is 32 miles away with an international airport. The X53 and X51 Jurassic Coast buses run from the bus stop at the end of the lane connecting to Weymouth, Bridport, West Bay, Lyme Regis and Axminster.

DIRECTIONS

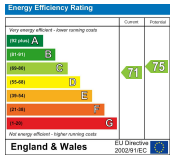
What3words///latter.rezoning.just

SERVICES

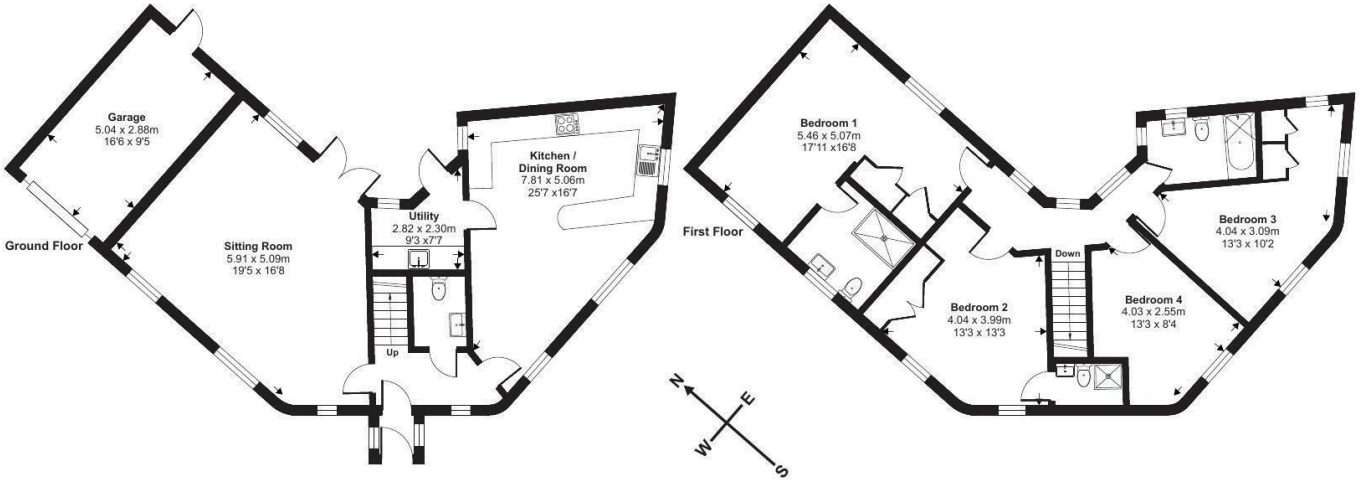
Mains water, drainage and electricity. Gas central heating.
Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: C

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: F



Approximate Area = 1721 sq ft / 159.8 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1879 sq ft / 174.4 sq m
For identification only - Not to scale



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