



Fernhill Heights, Fernhill, Charmouth, Bridport DT6 6AU



welcome to

Fernhill Heights, Fernhill, Charmouth, Bridport

Fox & Sons are delighted to bring to the market this beautifully presented end-terraced chalet bungalow, perfectly positioned within the highly regarded Fernhill Heights holiday estate, enjoying breathtaking countryside views and a wonderfully peaceful and rural atmosphere.

Front Of Property

Paved pathway, bordered by laid to lawn area and established flowerbeds, leading to front door with outside light

Open Plan Living Area

Lounge And Dining Area:

Entered via uPVC front door with opaque double glazed panels, stairs rising to first floor, understairs storage, built in cupboard housing wall mounted fuseboard, uPVC double glazed window to front aspect, log burner, space for dining table, electric radiators, spotlights

Kitchen Area:

Range of wall and base units with worktop over and tiled splashback, integrated electric oven with hob and cookerhood over, stainless steel drainer sink, space for 2 x under counter domestic appliances, built in cupboard housing water tank, spotlights, doors leading to subsequent rooms

Bedroom Two

uPVC double glazed window to rear aspect. electric radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, corner shower cubicle set within tiled surround, vanity hand wash basin with tiled splashback, heated towel rail, spotlights

Bedroom One

2 x skylight windows to front aspect, vaulted ceilings with under eaves storage, electric radiator, ceiling light point

Parking

Plentiful off road parking

Location

Fernhill Heights is a small holiday estate of privately owned holiday homes, set in a delightful spot on the outskirts of coastal Charmouth, on the famous Jurassic Coastal Path in West Dorset. The separately owned small hotel onsite has a small bar and restaurant, and there is an outdoor swimming pool open in the summer season. With several acres of grasslands and lakes within the grounds to explore, and picnic tables and a BBQ area to enjoy. There is a large main carpark for owners and guests use, as well as a laundrette with washer and driers (coin operated).

Agent's Note

There are no residency restrictions, meaning the property can be purchased as a main residence. It has been used as a second home for approximately 20 years and has also operated as a holiday let over the past three years





view this property online fox-and-sons.co.uk/Property/AXM105076



welcome to

Fernhill Heights, Fernhill, Charmouth, Bridport

- END-TERRACED CHALET BUNGALOW
- NO ONGOING CHAIN
- CAN BE PURCHASED AS A PERMANENT RESIDENCE
- TWO BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/DINING/LIVING AREA

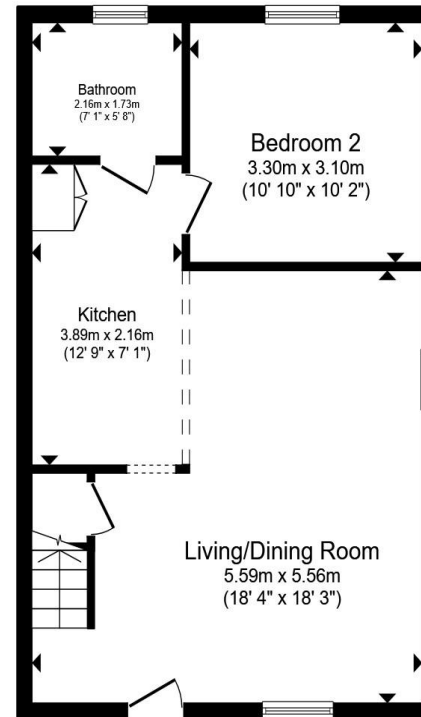
Tenure: Leasehold EPC Rating: D

Council Tax Band: Deleted Service Charge: 2714.06

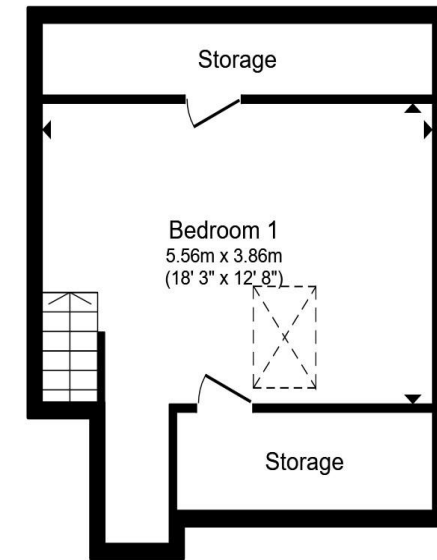
Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Ground Floor



First Floor

Total floor area 82.6 m² (890 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/AXM105076



Property Ref:
AXM105076 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk