



Symonds
& Sampson

The Old Coach House Flat

The Street, Charmouth, Bridport, Dorset

The Old Coach

House Flat

The Street
Charmouth
Bridport
Dorset DT6 6PE

A beautifully presented apartment situated in the popular coastal village of Charmouth.



- Walking distance to beach
- Close to village amenities
 - Communal garden
 - Off road parking
 - No onward chain



Guide Price **£190,000**

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The main living area is open plan, incorporating a lounge and kitchenette, creating a practical and sociable space. The principal bedroom is located to the right hand side of the apartment and is particularly generous in size. The property is complemented by a second bedroom/study and a well presented family bathroom.

OUTSIDE

There is a communal garden and off road parking.

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, beach, children's playground and two pubs are all within walking distance.

DIRECTIONS

What3words///brave.slopes.bother

LEASE DETAILS

Leasehold. 999 years from 1 June 1988. Ground rent £5 pa. The Lessee has to pay one half of the buildings insurance, and also one half of redecorating the outside of property, together with one half of maintaining the garden footpaths and parking space. Apart from the buildings insurance which is an annual expense these additional expenses would not crop up too often. It is understood that holiday letting is not permitted.

SERVICES

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

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: B

MATERIAL INFORMATION

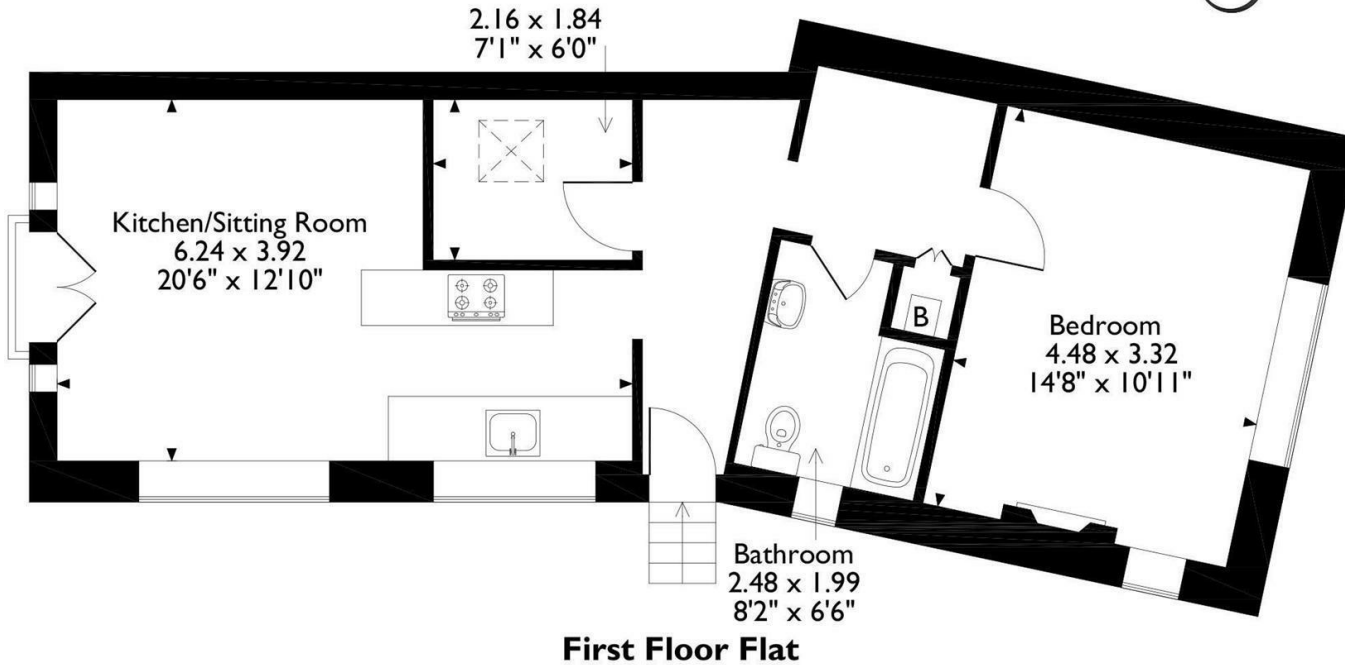
Please note the property can not be used for holiday letting.



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Average efficient - higher rating code	
England & Wales	

The Old Coach House, Flat, The Street, Bridport

Approximate Gross Internal Area
55 Sq M/592 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Bri/DME/260326



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT