

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background.

Symonds  
& Sampson

A two-story semi-detached house with a cream-colored facade and a grey tiled roof. The house has a red front door, white-framed windows with shutters, and a small front garden with a gravel path and a metal fence. The house number '1996' is visible on the wall above the front door.

# 15 Double Common

Charmouth, Bridport, Dorset

# 15 Double

## Common

Charmouth

Bridport

Dorset DT6 6PT

End-of-terrace house set in the charming seaside town of Charmouth, offering beautiful coastal views.



- Minutes walk to beach, shops and bus stops
  - Generous kitchen
  - Garden room
  - Garage and parking
- Sea and Jurassic coast views
  - No onward chain



Guide Price **£450,000**

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE DWELLING

Double Common is part of the prestigious CG Fry development built back in 1995 to take full advantage of its proximity to the world famous Jurassic Coast beach at Charmouth. As one would expect of the Poundbury developer the house has clean contemporary lines with a traditional aspect combining the practicality of the contemporary and the character of an older period house.

## ACCOMMODATION

The property is conventionally arranged with the living accommodation organised around a hall running along one side of the house, a kitchen to the end and a sitting room that flows through to a dining room and garden room to the other side. The sitting room has a fireplace as its focal point equipped with a coal effect gas fire, while the dining room and the garden room are laid to ceramic tile. Doors lead through from the dining room to the garden room while a second set of double doors lead into onto the courtyard garden behind. The kitchen is spacious and equipped with a comprehensive range of floor and wall mounted units and cupboards with integral appliances that include a fridge and a freezer with space for an electric cooker, a washing machine, a dishwasher and a tumble dryer.

Upstairs there are two good bedrooms, the principle of which has an ensuite shower room which is particularly

spacious and has a wardrobe to one corner while the other bedroom has use of a family bathroom that has a shower over the bath. The second bedroom also has some good built-in wardrobe space while in addition off the hallway there is a downstairs cloakroom. The property is in good decorative order, has gas central heating equipped with a 5 year old combination boiler and double glazing throughout.

## OUTSIDE

To the rear of the property there is a courtyard garden with a Mediterranean feel to it, with steps up to a second terrace. Both terraces make good outside entertaining spaces at different times of the day. Behind the higher terrace a door leads through to a generously proportioned single garage equipped with a remotely operated roller blind door, with storage in the roof and a utilities area to one end. Beside the garage there is parking for a second car, with further parking beyond.

## SITUATION

The property is in the centre of Charmouth, a short walk down to the beach in this charming seaside village. Charmouth has a number of good shops, public houses and cafes to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline

stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area, while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

## SERVICES

Mains gas, electricity water and drainage.

Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile phone coverage is good both indoors and outdoors.

## LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band: D

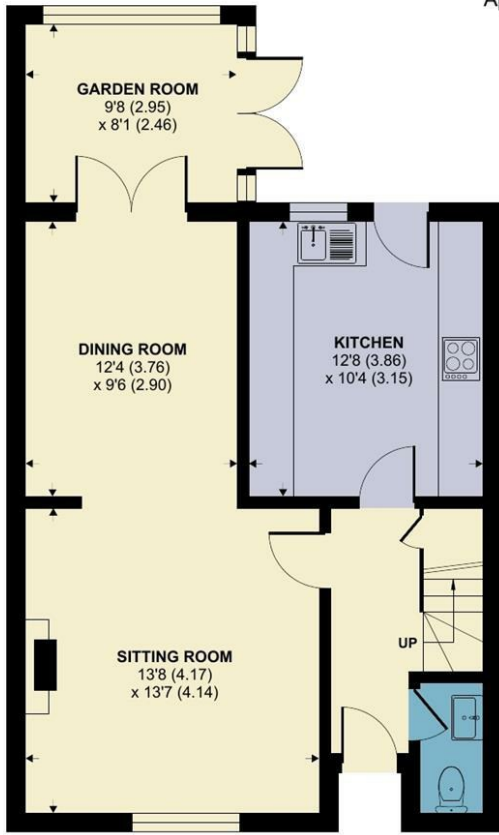
EPC: C



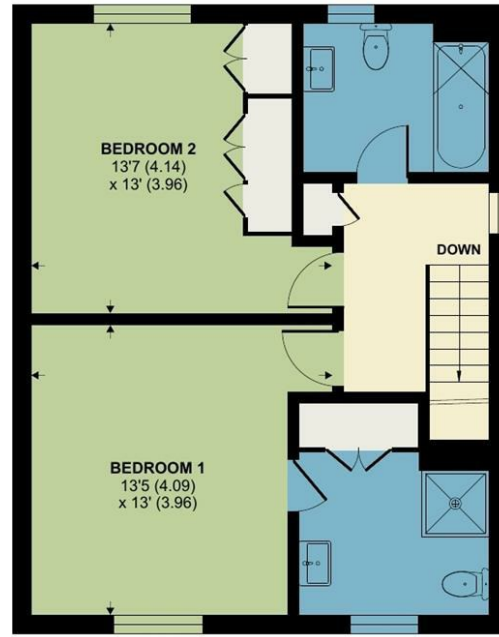
# Double Common, Charmouth, Bridport

Approximate Area = 1158 sq ft / 107.5 sq m  
 Garage = 179 sq ft / 16.6 sq m  
 Total = 1337 sq ft / 124.1 sq m  
 For identification only - Not to scale

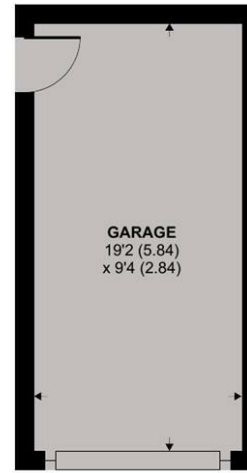
Energy Efficiency Rating		Current	Potential
Overall Energy Rating	A	B	B
Energy Conservation	B	C	C
CO <sub>2</sub> Emissions	B	C	C
Water Efficiency	B	C	C
Space Heating	B	C	C
Water Heating	B	C	C
Lighting	B	C	C
Renewable Energy	B	C	C
Energy Performance	B	C	C
Energy Efficiency Score	83	81	81



GROUND FLOOR



FIRST FLOOR



GARAGE  
19'2 (5.84)  
x 9'4 (2.84)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1095754



Bridport/SVA/16042026REV



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