



**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

### **Garden**

Paved path leads around side of property, laid to lawn area, timber storage shed, established bushes

### **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





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## Fernhill Heights, Fernhill, Charmouth, Bridport

- END-TERRACED CHALET BUNGALOW
- TWO BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/DINING/LIVING AREA
- LOG BURNER
- PRETTY GARDEN

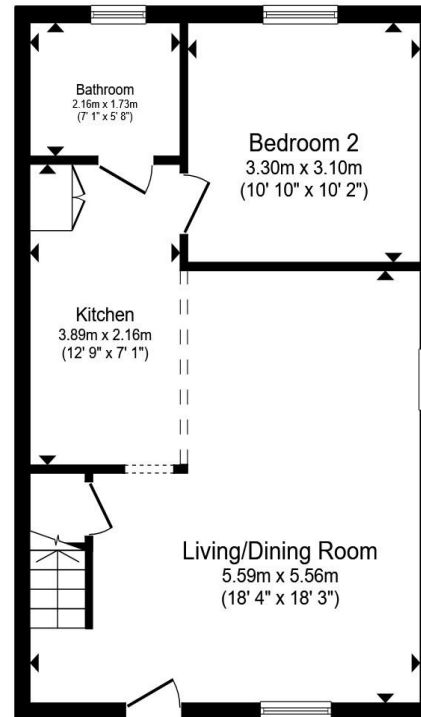
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: Deleted Service Charge: 2714.06

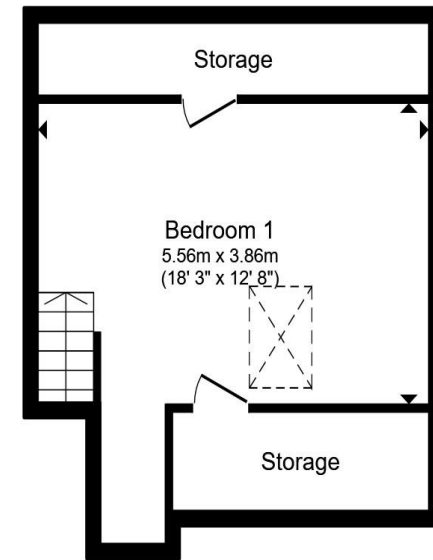
Ground Rent: 50.00

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 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
AXM105076 - 0003

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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.



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