

15, Double Common

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Charmouth, Bridport, DT6 6PT

Charmouth Beach 0.4 miles. Lyme Regis 3.6 miles. Bridport 8.4 miles.

OPEN GUIDE PRICE: £450,000 - £465,000
A delightful two-bedroom end-of-terrace home, enjoying sea views and a sought-after position just a short distance from the beach in the popular coastal village of Charmouth.

- 2 Double Bedrooms
- No Onwards Chain
- Short walk to amenities
- Close to beach
- Freehold
- Sea Views
- Single Garage and Parking
- Terraced rear garden
- Prestigious C G Fry development
- EPC: C

Guide Price £450,000

THE PROPERTY

15 Double Common forms part of the prestigious C G Fry development, built in 1995, and has been meticulously maintained and thoughtfully improved by the current owners.

The property is entered via a welcoming entrance hall, with a cloakroom conveniently positioned to the right. To the left is a spacious and light-filled sitting room, featuring a gas fire and flowing seamlessly through to the dining room and, beyond, the garden room. With a solid roof and double doors opening onto the rear garden, the garden room provides a comfortable additional reception space, ideal for year-round enjoyment.

Positioned to the rear of the property, the well-proportioned kitchen offers ample workspace and storage, together with direct access to the garden.

The first floor comprises two generous double bedrooms. The principal bedroom enjoys attractive sea views and benefit from a spacious en-suite shower room with a built in wardrobe. The second bedroom is also well proportioned and features built in storage, whilst a well-appointed family bathroom completes the accommodation.







OUTSIDE
To the rear of the property is an attractive terraced garden, thoughtfully arranged to make the most of the sun throughout the day. Designed with ease of maintenance in mind, the garden provides an ideal space for outdoor dining and entertaining, with ample room for a variety of potted plants and raised beds.

A door from the garden provides direct access to the generous single garage, which benefits from power and lighting, with an electric roller door. Beyond the garage is a private parking space, with a second allocated parking space situated across, providing off-road parking for two vehicles.

SITUATION
Situated in the heart of the sought-after coastal village of Charmouth, the property enjoys an enviable position within easy walking distance of the village's excellent range of amenities, the beach and the world famous Jurassic Coast. The South West Coast Path is on the doorstep, offering spectacular coastal walks, whilst the surrounding countryside provides an abundance of scenic footpaths.

Charmouth is a highly regarded and picturesque seaside village offering an excellent selection of everyday amenities including convenience stores, a bakery, pharmacy, doctor's surgery, library, hairdressers, public houses, cafes and restaurants, together with a regular bus service. The village also benefit from a popular primary school and falls within the catchment area for the highly regarded Woodroffe School in nearby Lyme Regis.

The surrounding landscape is part of the Dorset Area of Outstanding Natural Beauty (AONB), renowned for its stunning coastline and countryside. The vibrant market town of Bridport lies approximately eight miles to the east, while the historic seaside town of Lyme Regis is just a short distance to the west. The nearby market town of Axminster provides a mainline railway station with regular services to London Waterloo.

SERVICES
Mains gas, water, electricity and drainage. Gas fired central heating.
Broadband - Standard up to 17Mbps, Superfast up to 80Mbps
Mobile phone service providers available are EE and Three for voice and data services inside and outside and Vodafone and O2 for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWING
Strictly by appointment with Stags Bridport.

DIRECTIONS
Take the A35 from Bridport heading West towards Charmouth and Lyme Regis. After about 6.5 miles, bear left onto Berne Lane, and continue onto The Street. After just under half a mile, turn Left onto Lower Sea Lane, then turn right onto Hammonds Mead. Follow this road round to the right, where it becomes Double Common and the property is on the left hand side.
What3Words: ///commented.passage.erupt

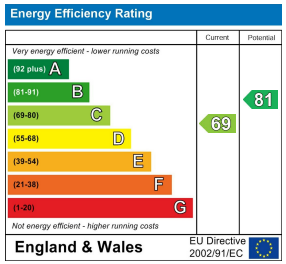






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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