



Fernhill Heights Fernhill, Charmouth Bridport DT6 6AU


fox & sons

welcome to

Fernhill Heights Fernhill, Charmouth Bridport

Fox & Sons are delighted to bring to the market this lovely 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.

Outside Of Property

To the side of the property, there is a neatly presented and easily maintained paved patio area, providing an ideal space for outdoor seating and al fresco dining. This inviting area is perfect for enjoying the peaceful surroundings, whether entertaining guests or simply relaxing with a morning coffee while taking in the countryside views. Adjacent to the patio is a small, well-stocked planting area, featuring a variety of established shrubs and seasonal plants that add colour, character, and a pleasant natural touch to the outdoor space.

Open Plan Living Space

Lounge Area:

Entered via uPVC front door, uPVC double glazed window to side aspect, loft hatch (providing access to loft space which is mostly boarded, with lighting and a fixed loft ladder), electric radiators, spotlights

Kitchen Area:

uPVC double glazed window to rear aspect and side aspects, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, integrated electric oven with electric hob and cooker hob over, space for two under counter appliances, built in storage cupboard, built in utility cupboard, spotlights

Bedroom

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

Bathroom

Panel bath with shower over, hand wash basin, low level WC, part tiled walls, heated towel rail, wall light point, ceiling light points

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).

Close to the South West Coast Path and within easy reach of Lyme Regis Golf Club, the location is particularly attractive due to its elevated position, offering a peaceful setting with potential for coastal and countryside views. The area strikes a balance between tranquillity and accessibility, being just a short distance from Lyme Regis town centre, where a range of local amenities, shops, and restaurants can be found

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





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welcome to

Fernhill Heights Fernhill, Charmouth Bridport

- END-TERRACED CHALET BUNGALOW
- NO ONWARD CHAIN
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- PATIO AREA
- PLENTIFUL OFF ROAD PARKING

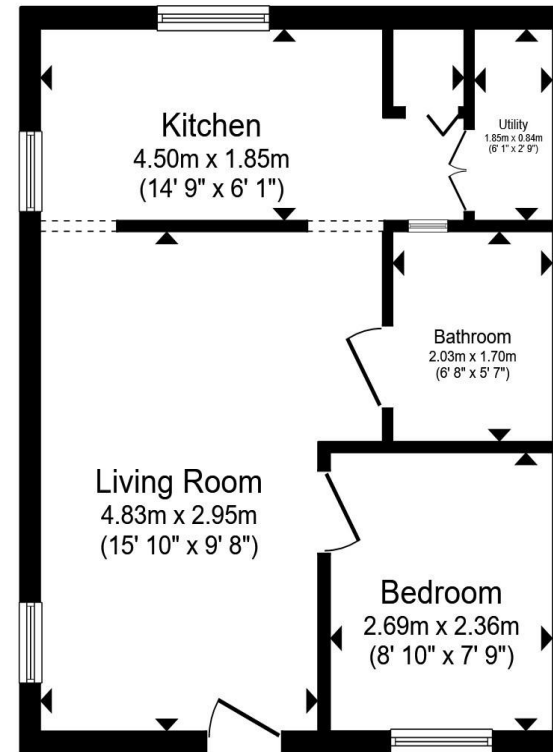
Tenure: Leasehold EPC Rating: E

Council Tax Band: Deleted Service Charge: 2500.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Total floor area 36.8 m² (397 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

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Property Ref:
AXM105143 - 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.

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