

37 Fernhill

Charmouth, Bridport

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Charmouth
Bridport
Dorset DT6 6AU

Beautifully presented three bedroom holiday home in 36 acres of communal grounds close to Lyme Regis.

3 1 1

- Immaculately Presented Holiday Home
- Three Bedrooms
- Close to Lyme Regis
- Ideal for walkers

Offers In Excess Of £115,000

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk







THE PROPERTY

Fernhill Heights lies to the centre of the Fernhill estate that comprises a number of holiday homes within some wonderful grounds close to Lyme Regis. The property is in outstanding condition throughout and offers the choice of some unusually good walking from the property itself or indeed the beach and coastal resort of Lyme Regis, a short drive away.

The property is simply laid out with the principal living room to the front of the property comprising a sitting area, dining area and a kitchen area. The kitchen area is fitted with a comprehensive range of contemporary floor and wall mounted units and cupboards with integral appliances (mostly Neff) that include an induction hob, combination fan oven/microwave, a fridge and a dishwasher. There are three bedrooms, 2 being doubles and a third a single. The rear bedroom is the principal bedroom and all three bedrooms are served by a bathroom with a shower over the bath. The property has a traditional central heating system equipped with an electric boiler and contemporary UPVC double glazing.

OUTSIDE

To the left-hand side of the property there is substantial and extensive area of paved terrace for the exclusive use of the property while the communal grounds with two lakes extend to 36 acres and access to the hotel swimming pool for a small fee. There is communal parking for cars.

SITUATION

The property lies just outside the charming seaside village of Charmouth, which has a number of good shops, public houses and restaurants 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

Broadband speed: Superfast broadband is available
Mobile phone coverage: Network coverage is good both indoors and outdoors

Private water supply drainage, buildings insurance and grounds maintenance covered in annual service charge

LOCAL AUTHORITY

Dorset Council - 01305 251010
Council Tax Band: B
EPC: E

LEASE DETAILS

Lease is 999 years from 2001. 976 years remaining.
2024 Annual service charge £2287, payable in two halves.

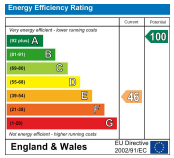
AGENT NOTES

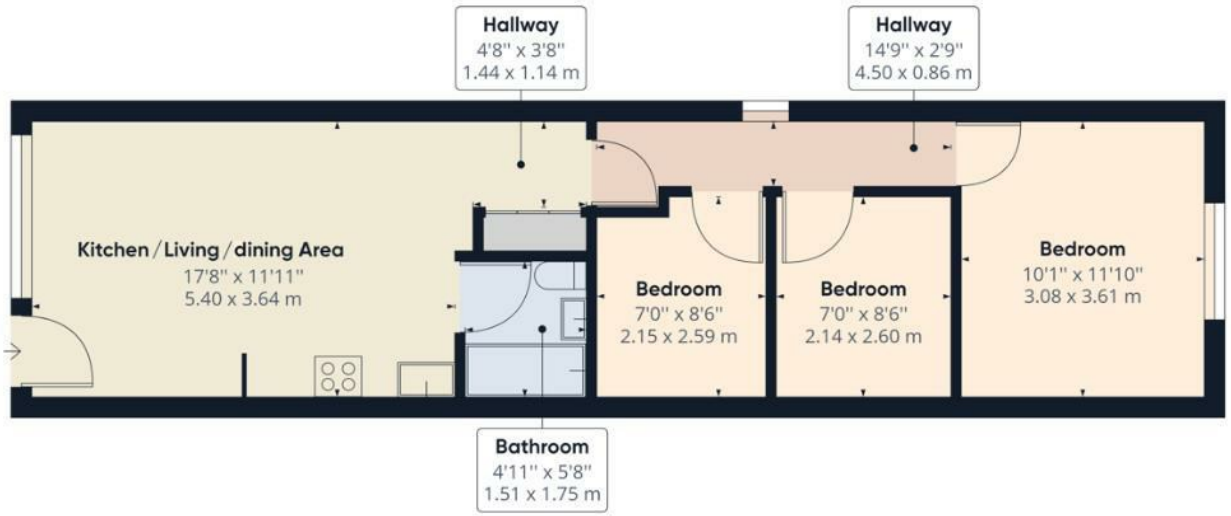
This property cannot be your primary residence but can be let for a full 52 weeks of the year.











Approximate total area[1]

567.87 ft²

52.76 m²





BRI/SA/REV09112026

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