



Symonds
& Sampson

28 Ellesdon
Charmouth, Bridport, Dorset

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Charmouth
Bridport
Dorset
DT6 6QR

Beautifully presented three bedroom house situated in the popular coastal village of Charmouth.



- Beautifully presented throughout
 - Three double bedrooms
 - Front and rear gardens
 - Coastal village location
 - Section 157 restriction



Guide Price £295,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Arranged over three floors, this beautifully presented house has undergone a comprehensive programme of improvement under the current ownership, and now offers three double bedrooms and spacious living accommodation. The property enjoys views towards Stonebarrow Hill, and has front and rear gardens with parking available behind.

ACCOMMODATION

The property is conventionally arranged around an entrance hallway, with the living room to the front and kitchen/dining room to the rear. The living room is bright and spacious with a fireplace equipped with a woodburning stove as its focal point. The contemporary kitchen is fitted with a comprehensive range of wall and base units with an integrated electric oven and induction hob with space for additional appliances. There is a fitted breakfast bar and a large understairs storage cupboard. Adjacent to the kitchen is a utility/rear lobby providing access to the garden with space for a washing machine and a door into the downstairs cloakroom.

On the first floor there are two double bedrooms (one

currently set up as a hair salon) and a family bathroom. A large landing with space for a desk leads to the attic bedroom, which was tastefully converted under the current ownership and provides a principal bedroom suite with built-in wardrobes and an en-suite shower room.

OUTSIDE

The property is approached over a shared path to the front, with a gate into the front garden which is mainly paved. The west facing rear courtyard garden is designed for ease of maintenance, with plenty of space for potted plants and seating areas. There is a large storage shed and access to the parking.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is mostly good indoors and good outdoors. (<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: B.

DIRECTIONS

What3Words///trace.sampled.statement

MATERIAL INFORMATION

The property is subject to the Section 157 of the Housing Act 1985 requirement, which operates in several areas of East Devon and West Dorset. It is designed to maintain local housing stock for persons who live full time or work in these counties. Enquiries should be made of your solicitors and/or Magna Housing Association <https://www.magna.org.uk/contact-us> or 0800 358 6025 before offering on this property.





Ground Floor



Floor 1



Floor 2

Approximate total area¹⁾

1077.25 ft²
100.08 m²

Reduced headroom

75.29 ft²
6.99 m²

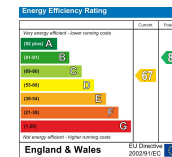
(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Bri/IRU/140525



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