



9, Queens Walk



# 9, Queens Walk

Charmouth, Bridport, DT6 6AB

A beautifully presented four-bedroom detached home, perfectly positioned in the heart of the ever-popular coastal village of Charmouth.

- 4 Bedrooms
- Recently Refurbished
- Off Road Parking
- Landscaped Garden
- Sought After Coastal Village
- Conservatory
- Peacefully Situated
- Family Home
- Garage and Workshop with Power
- Freehold. CTB E

Guide Price £575,000

## THE PROPERTY

9 Queens Walk is a beautifully presented family home, ideally situated within easy reach of the village centre, beach and surrounding countryside.

The property has been extensively refurbished and is finished to a high standard throughout. The ground floor offers a stylish and well-appointed kitchen fitted with a range of wall and base units, complemented by an electric Rangemaster with gas hob. A useful utility room provides additional storage and practical space, with direct access to the garden. There is also a downstairs WC and a generous sitting room, which flows through to a conservatory overlooking the garden.

On the first floor are two well-proportioned double bedrooms and the family bathroom, which is fitted with a freestanding bath and separate shower. The principal bedroom benefits from its own en suite WC. The second floor provides two further double bedrooms, both offering excellent versatility and equally suited as guest accommodation, home offices or studio space. The landing also benefits from useful eaves storage.



## OUTSIDE

Externally, the property benefits from a thoughtfully landscaped rear garden. A recently laid patio provides an ideal space for outdoor dining and entertaining, bordered by well-stocked rose beds and a pergola which leads down to an area of lawn. Raised beds and a variety of fruit trees provide an attractive garden setting.

There is side access from the garden to the workshop and garage, both of which are fitted with power and lighting. To the front of the garage is a generous gravelled parking area providing off-road parking.

## SITUATION

Set within a peaceful cul-de-sac in the heart of Charmouth, the property enjoys easy access to the World Heritage Jurassic Coast, stunning beaches, the South West Coast Path and surrounding open countryside.

Charmouth is a highly regarded and picturesque coastal village offering an excellent range of everyday amenities including a newsagent, convenience stores, bakery, hairdresser, chemist, doctor's surgery, library, hotel, public houses, restaurants and regular bus services. The village also benefits from a popular primary school and falls within the catchment area for the well-regarded Woodroffe School in Lyme Regis. The surrounding area is designated as an Area of Outstanding Natural Beauty.

The thriving market town of Bridport lies approximately seven miles to the east, while the historic seaside town of Lyme Regis is just a short distance to the west. Axminster is also within easy reach, providing mainline rail services to London Waterloo.

## SERVICES

Mains water, electricity, gas and drainage.

Broadband - Standard up to 20Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE and Three for voice and data services inside and outside and Vodafone 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).

## AGENTS NOTE

There is a right of way across the parking area for the neighbour to access their garage and garden side gate. Please contact the agent for further information.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

## VIEWING

Strictly by appointment with Stags Bridport.

## DIRECTIONS

What3Words///belt.warblers.ballpoint



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.



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	Current
(81-91) B	Potential
(69-80) C	82
(55-68) D	
(39-54) E	65
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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