



2 bed mid terrace, quiet location. LA157 Restriction. £245,000 EPC tba

24 Ellesdon, Charmouth DT6 6QR £245,000 Freehold

FORTNAM
SMITH & BANWELL

in brief...

Kitchen/Diner
Family Bathroom
Quiet peaceful position
Modernisation required
Living Room
No forward chain

Mid Terrace
Ex Local Authority property
Front & Rear gardens
Utility/Outhouse
2 Bedrooms

*Quiet location, level
walk to beach &
village*



in more detail...

24 Ellesdon is a mid terrace, 2 bed property with pretty views to the front in a quiet location. In need of some modernisation and a refresh. A level walk to both shops and beach.

Small gated enclosed front garden, small pond and pretty established rose bushes. Path to front door lead to entrance hall with door through to lounge. Window to front with views across fields to Stonebarrow. Fireplace and storage heater.

Through to a good size kitchen/diner, window looking out to rear garden. In need of updating, currently has a range of fitted units, stainless steel sink and drainer with space for white goods. Access to large cupboard understairs. Doorway to utility/outhouse with access out to the garden.

Stairs rise to first floor landing, loft hatch. Bathroom with bath, shower over, wash basin and wc.

Small double bedroom to rear of property. Cupboard housing water tank.

To the front is a large double bedroom. Also has access to cupboard with water tank. Spacious built in wardrobe over the stairs with a smaller cupboard.

Rear garden is a good size, this has a large shed and greenhouse. Gate for rear access out to communal parking.

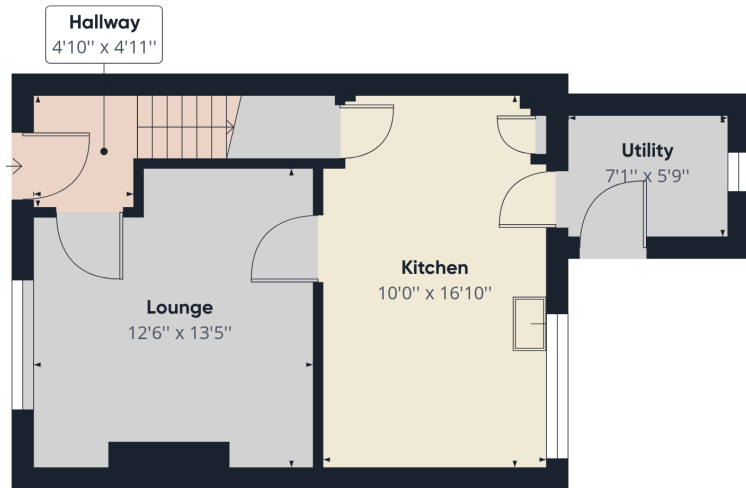


This house would suit a young family or couple and has an ex council West Dorset 157 restriction (only entitling sale to local, permanent purchasing living or working in the area)

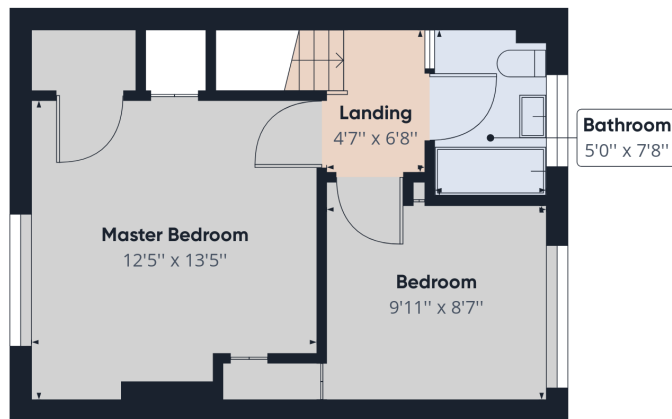
Directions; From traffic lights at the centre of the village proceed down Lower Sea Lane, then first left into Wesley Close and then third right into Bridge Road. Turning left into the communal parking, the rear of 24 Ellesdon being to the left handside. A pathway leads round the properties to the front.

EPC tba DCC * DFH

the location...



Ground Floor



Floor 1

Approximate total area⁽¹⁾
761.98 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360