



*Detached 3 bed, 2 bath house, garage, garden, close to beach EPC tba*  
**15 Kidmore Close, Charmouth, Dorset DT6 6RT £625,000**

**FORTNAM**  
**SMITH & BANWELL**

*in brief...*

Detached spacious house within private cul de sac  
Ground Floor Cloakroom/WC  
Fitted Kitchen plus Utility Room  
Family bathroom  
Southerly enclosed rear gardens

Sea & coastal views from first floor  
Generous Living Room with arch to Dining Room,  
French doors to Sunroom  
Three double bedrooms, master en suite +  
balcony  
Garage & parking  
No forward chain

*Spacious family  
home, close to the  
beach and shops!*



## *in more detail...*

A very spacious detached property quietly situated in the corner of a private cul de sac, within short walking distance of both the beach and village amenities. Constructed we believe around 1993 along with a range of similar houses. This house offers a generous 1660 sq ft in total (154sq.m) providing three double bedrooms (master en suite) and a very spacious ground floor living area. South facing rear garden. The property would now benefit from gentle modernisation throughout but is presented in good order.

A few steps down to the frontage from the garage and parking area. Bright L-shaped entrance hall with stairs to first floor. Understair cupboard. Large Living Room spanning front to rear, fireplace with inset gas coal effect fire. Deep bay window to front. Wide arch to Dining Room to side. French doors out to rear triple aspect Sunroom with sliding door into the garden. Dining room with window to rear and door return to hall. Fitted kitchen with electric hob and oven, space for under counter fridge. Glazed door to Utility with fitted unit and space for washing machine. Wall mounted gas boiler. External door to garden. Ground floor Wc.

**First Floor:** Bright L shaped Landing with wooden balustrades, loft hatch and airing cupboard housing hot water tank. Master bedroom 12`6 x 11.5` Integral wardrobes. French doors onto large balcony with sea views and Stonebarrow Cliff view. Large en suite with corner mains shower, WC and handbasin. Two further double bedrooms with integral wardrobes. Family bathroom with bath and shower over, WC and handbasin.

**Outside:** The rear garden has a patio level to the rear with just a couple of steps down to the lawn, feature palm tree with mature shrubs . Access to front around both sides of property. Views to Stonebarrow, The frontage has a paved path with a couple of steps up to the



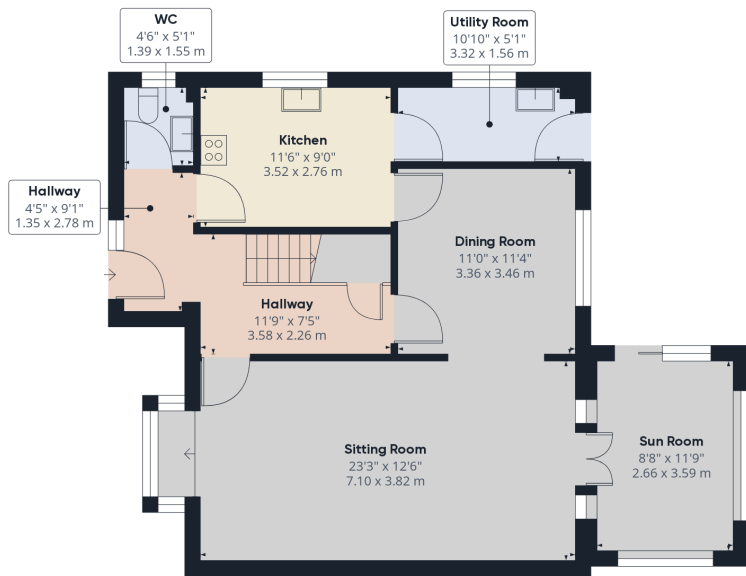
parking area and garage (in a block of three just by the property) Parking outside the garage and to side of garage for a smaller car too.

No forward chain. DFH 1697 . Dorset council E. EPC tbc. All mains services. Freehold.

This pretty village offers a very welcoming friendly coastal community with a good variety of clubs and interests. Good local shopping with foodstore, chemist, bakery, newsagent/hardware, hairdresser, cafes, two pubs, GP and Church to name just a few. Local Primary school with secondary links to The Woodroffe Lyme Regis and Colyton Grammar. Lyme Regis, Bridport & Axminster are all close by, with regular bus services through the village. Mainline rail Exeter/Axminster/London Waterloo. See [www.charmouth.org](http://www.charmouth.org).

**Directions:** Kidmore Close is at the end of St Andrews Drive. From the village centre proceed down Lower Sea Lane taking the first turn right into St Andrews Drive follow round the corner past the small car park into Kidmore Close. Number 15 is at the end of the cul de sac on the far right.

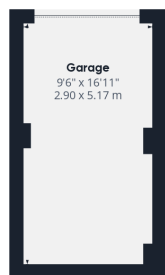
## *the location...*



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1660.33 ft<sup>2</sup>  
154.25 m<sup>2</sup>

(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.

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