



Charleston House

Three bedroom period cottage in coastal Charmouth £425,000 No chain

Charleston House, The Street, Dorset DT6 6NX £425,000 Freehold

EPC D

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SMITH & BANWELL

in brief...

Three Bedroom mid terraced period property

Large Lounge/Diner

Family Bathroom

Two further double bedrooms

Enclosed rear garden

Elevated rear views over Marshwood Vale
Fitted Kitchen

Master Bedroom with en suite

Gas central heating

Private parking for two cars

*Period cottage with views
in coastal Charmouth*



in more detail...

Charleston House is steeped in local history as it was originally part of The New Inn in 1841. The original huge pub flagstones remain in the hallway today. The house has evolved into a comfortable family home. Decorated in a neutral palate it is ready for new owners to put their own unique stamp on it.

The large lounge diner has an open fireplace and a bay window. A large useful serving hatch connects to the rear kitchen for ease of use. The fitted kitchen has white wall & base units with space for dishwasher, washing machine & tall fridge freezer. Indesit oven and Smeg gas hob and extractor. Wall mounted Gloworm gas combi boiler. Large window overlooking the garden and views. Rear door to garden from hallway. On the split level first floor there is a family bathroom on the lower level. Bath, separate mains shower, WC, basin. Three bedrooms on the higher level. Master bedroom to front with bay window and en-suite shower room. Two further double rooms. Landing with hatch to loft access, drop down ladder and light.

Outside to the rear the garden is on two gentle terraces with elevated country views over the Marshwood Vale. Immediately outside is a gravelled patio area with just a few steps down to a further semi enclosed paved patio which extends onto a lawn. Gated far access at the end with path to private parking spaces x 2. This is within a central courtyard behind the neighbouring housing accessed through a coaching arch from The Street. No onward chain.



Charmouth offers a welcoming village community with a wide variety of interests. Good range of shops and amenities. See www.charmouth.org for more details. This is an area of outstanding natural beauty with a lovely beach and walks up to Golden Cap along the South West Coastal Path.

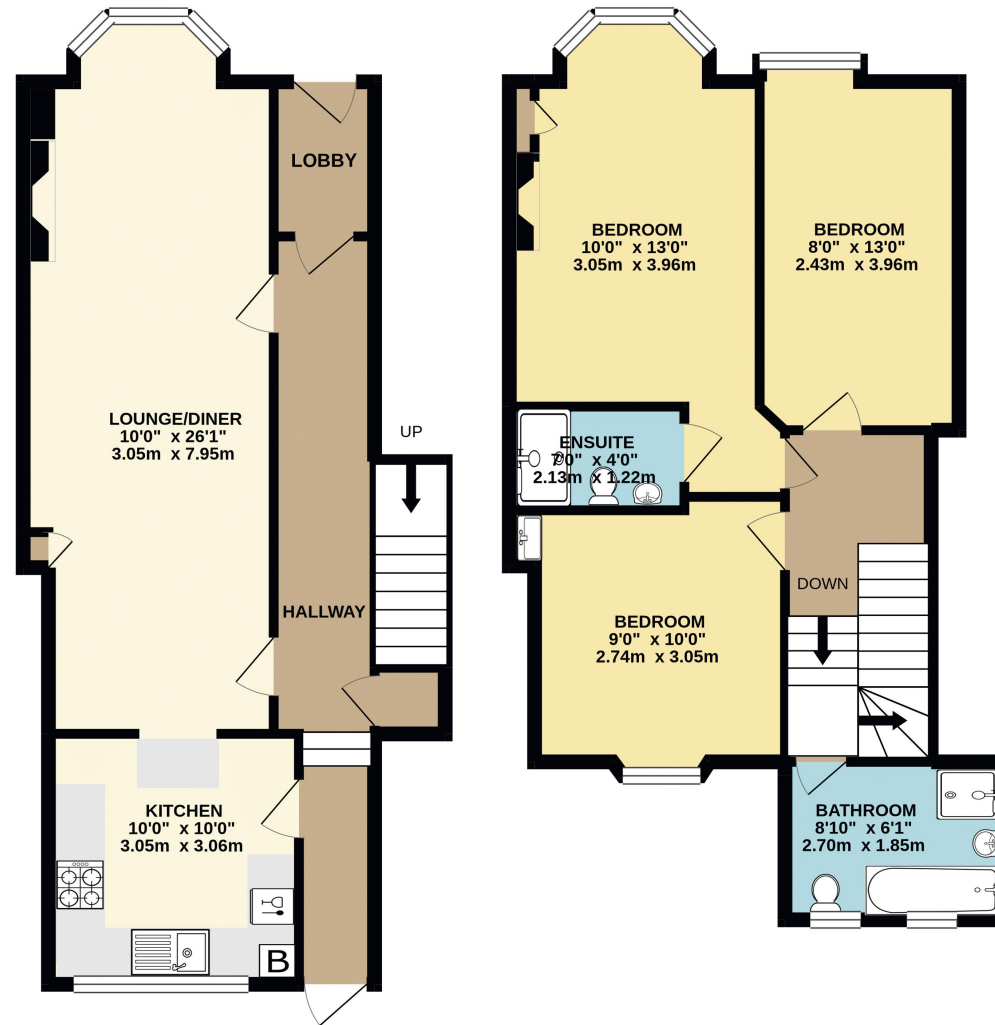
Directions: From the village centre on The Street go up The Street passing The Royal Oak pub. Just past the brow of the hill you will see Charleston Cottage on right. Two properties further on drive right under the coaching arch and into parking area. Park in labelled private parking area for the cottage.

DFH1667 EPC tba DC Band D. All mains Services. Double glazing and with gas CH.

the location...

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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