



Three bedroom holiday home on small holiday complex

21 Fernhill, Charmouth, Dorset DT6 6AU £175,000 Leasehold

EPC E

FORTNAM
SMITH & BANWELL

in brief...

Three bedroom holiday home
Open plan kitchen/living area
Use of outdoor pool in summer
Small front patio

Central heating and double
glazing
Bathroom with shower & WC
Acres of communal grounds

*Ideal holiday home
to enjoy the Jurassic
coastline*



in more detail...

Fernhill Heights is a small development of holiday properties on the outskirts of Charmouth.

Number 21 is a three bed mid terrace house. More recent improvements include wood flooring on the ground floor, renewed electric boiler and water tank.

The L shaped kitchen area has an electric oven and induction hob with hood above, Space for slimline dishwasher. Integrated under counter fridge. Open plan to the living room, with an under stairs storage cupboard.

Ground floor shower room, heated towel radiator, corner shower, wash basin & wc.

First floor with double room to the front of the property, built in wardrobe over stairs & velux window. Two further bedrooms to the rear, one double and one single, both with velux windows. Cupboard in hallway housing electric boiler & additional storage. Loft space.

To the front of the property is a small decked area, ideal for sitting out or a bbq, enjoying the peaceful surroundings Fernhill Heights has to offer.

The site offers several acres of rural grounds with walks and lakes. Access to outdoor pool via the privately owned Fernhill Hotel booking & fee. Laundry room. Parking area in the on site carpark.

Private water supply & drainage included in service fees, together with buildings insurance & grounds maintenance. Leasehold on long 976 year lease. Annual service fees £**** per annum payable in two halves.

This property may be holiday let if desired. Full



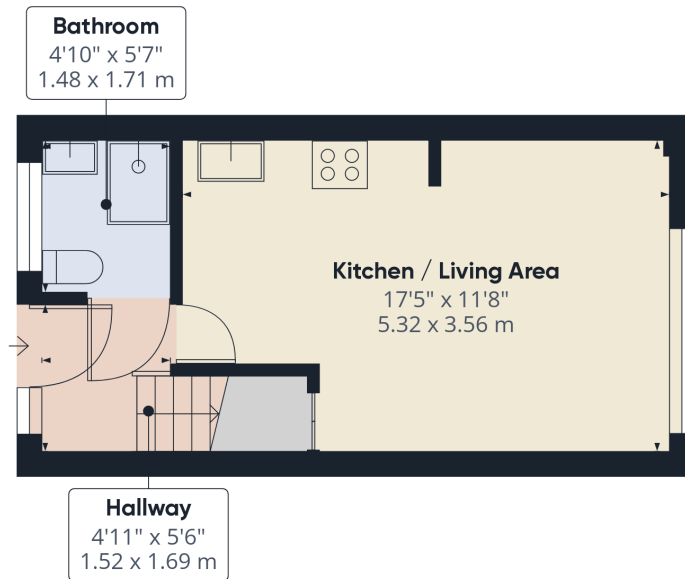
52 weeks a year use permitted.

Short distance to centre of village with a good range of amenities including bakery, newsagents, foodstore, chemist, two pubs, cafes to name just a few. The beach is beautiful along the Jurassic Coast. See www.charmouth.org

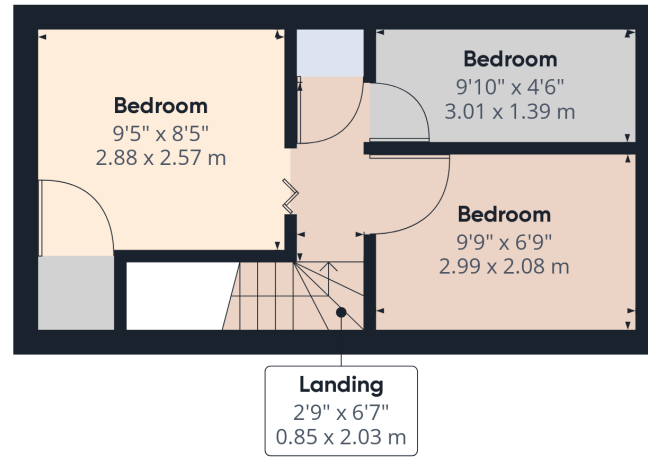
Directions; From A35 roundabout at top of Charmouth (Bridport to Axminster A35) turn off onto road signed Lyme Regis. Half a mile uphill on the left is Fernhill Hotel with Fernhill Heights behind it. Drive in and follow road round to the right to Fernhill Heights residents car park (not the hotel car park) Number 21 is on left following the path round to the front entrance.

DFH 1678 EPC E Dorset Band B

the location...



Ground Floor



Floor 1

Approximate total area⁽¹⁾

491.89 ft²
45.7 m²

(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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