



3 bed semi, garage & parking near the beach. Freehold EPC

1 Double Common, Charmouth, Dorset DT6 6PT £485,000 Freehold

FORTNAM
SMITH & BANWELL

in brief...

Semi detached three bedroom house
Level short walk to beach and shops
Two double bedrooms & one single
Fitted Kitchen
Gas central heating & double glazing
No forward chain

Sought after cul de sac near the beach
Larger enclosed corner garden plot
Two Receptions and Conservatory
Ground floor WC
Single garage and private parking

*Ideal level location,
short stroll to beach
& shops*



in more detail...

A delightful semi detached three bed house situated in a sought after cul de sac close to Charmouth beach, and within easy level walking distance of both the beach and the village amenities. Number One has the advantage of a larger L shaped garden being a corner plot. Garage and parking directly behind the property. Built by Messrs CG Fry in 1996 this home offers two receptions, kitchen and conservatory on the ground floor plus three bedrooms on the first floor. Carefully maintained over the last ten years and presented in good order throughout.

Ground Floor: Step up to front door into the Hall. Cloakroom with WC. Stairs to first floor with understairs cupboard. Living Room with window overlooking the front aspect. Fireplace with inset gas fire. Opening into Dining Room with French doors out to the Conservatory.

Fitted Kitchen with integrated double oven and hob. Space for tall fridge freezer, washing machine and dishwasher. Wall mounted Worcester gas boiler. Two windows, one internal. Serving hatch. Glazed door to Conservatory. The Conservatory runs the full width of the property with a side door and sliding doors out to the garden.

First Floor: Landing with airing cupboard with fitted shelving. Bathroom with bath and shower over, WC and handbasin. Double bedroom to front with fitted wardrobes. Views towards Stonebarrow Cliff and sea glimpses over rooftops. Rear second double bedroom with wardrobes and window to rear. Single bedroom to front with sea glimpses.

Outside: A timber gate to side leads into an L shaped garden recently landscaped to include a good sized paved patio with mature planting and some raised beds with just a few steps up to Single Garage (attached to another) with pedestrian door to one side and further steps to the far side up to rear garden gate to private parking. Power and light and up & over door. Private parking for one/two cars end to end outside the garage. Vehicle access via shared driveway positioned adjacent next door semi.



DFH1694 EPC All mains services. Gas central Heating and double glazing with sash windows.

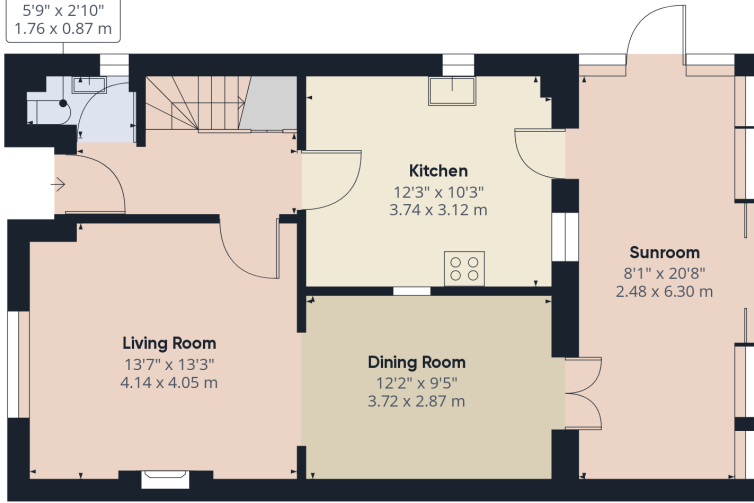
A very welcoming friendly coastal community with a good variety of clubs and interests. Good local shopping with foodstore, chemist, bakery, newsagent/hardware, hairdresser, cafes, two pubs, GP and Church to name just a few. Local Primary school with secondary links to The Woodroffe Lyme Regis and Colyton Grammar. See www.charmouth.org.

Double Common is a continuation of Hammonds Mead just off Lower Sea Lane, the level road to the beach and from the shops. Lyme Regis, Bridport & Axminster are all close by, with regular bus services through the village. Mainline rail Exeter/Axminster/London Waterloo.

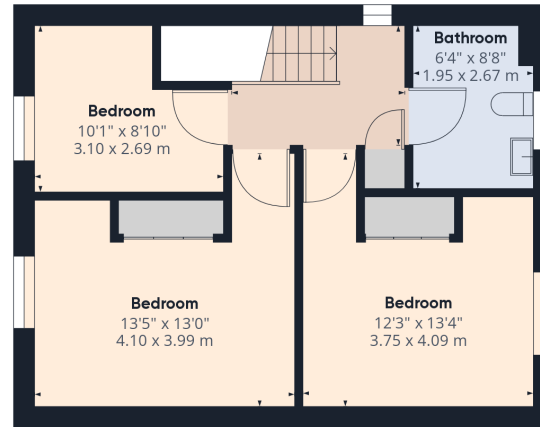
Directions: From village centre proceed off The Street down Lower Sea Lane towards the beach. Take the last turning on the right just after the Primary School into Hammonds Mead. Continue into Double Common. Number One is immediately on the left side.

the location...

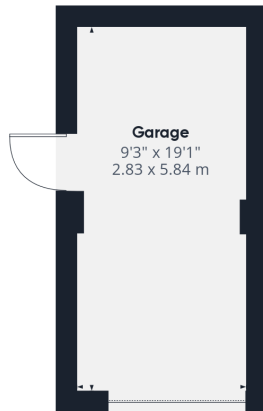
WC
5'9" x 2'10"
1.76 x 0.87 m



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1339.94 ft²

124.48 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.

GIRAFFE360