



Mid terrace 3 bed refurbished ex LA home Freehold EPC Tba DC B

24 Bridge Road, Charmouth, Dorset DT6 6QS £305,000 Freehold

FORTNAM
SMITH & BANWELL

in brief...

- Totally refurbished 3 bed property
- New Howdens Shaker kitchen & worktops
- Downstairs cloakroom
- Stylish shower room
- New combi gas boiler and electrics

- New double glazed doors and windows
- Off-road parking for two cars
- Two double bedrooms and one single bedroom/study 3rd large single/study
- Sea glimpses from upstairs double rooms
- South facing patio and garden

*Fully refurbished,
ready to move in!*



in more detail...

This is a deceptively spacious mid terrace 3 bed property.

Greatly benefiting from recent total refurbishment, from electrics and combi gas central heating, to new kitchen, shower room, cloakroom, Upvc windows and doors, flooring and decoration. Perfect for somebody to enjoy straight away.

The ground floor has a cloakroom and coats cupboard, stairs rise to the first floor with under stairs cupboard and sliding door to the sitting room. The new Howdens kitchen has integrated dishwasher, washing machine and fridge/freezer. There is room for table and chairs for dining and comfortable sitting area. A new stable door helps let in great light from the south facing rear garden.

On the first floor are three bedrooms and a new shower room. The main double bedroom faces south and has some sea glimpses. There is a full wall of fitted wardrobes. The second double bedroom also faces south and the third bedroom is a small double, currently with stacking single beds and being used as a home office. The bathroom has a large shower and enclosure and is tiled where appropriate. There are new carpets and flooring throughout.

The garden to the front has been made over to off road parking for two cars and has an EV point, The rear garden has a storage room and is laid to patio, lawn and flower beds with gate access to a rear



path the runs behind the gardens. There is an outside H & C tap.

Charmouth offers a good range of village shops and services including newsagent, food stores, chemist, cafes and two pubs plus an historic Church. The lovely Jurassic coastline, beach and paths are 5 mins from the village centre. See www.charmouth.org. for village services. Wide range of clubs and activities in this welcoming community. Primary School with secondary links to the Woodroffe Schools & Colyton Grammar. Nearby are Lyme Regis, Bridport & Axminster (mainline rail Exeter to London Waterloo)

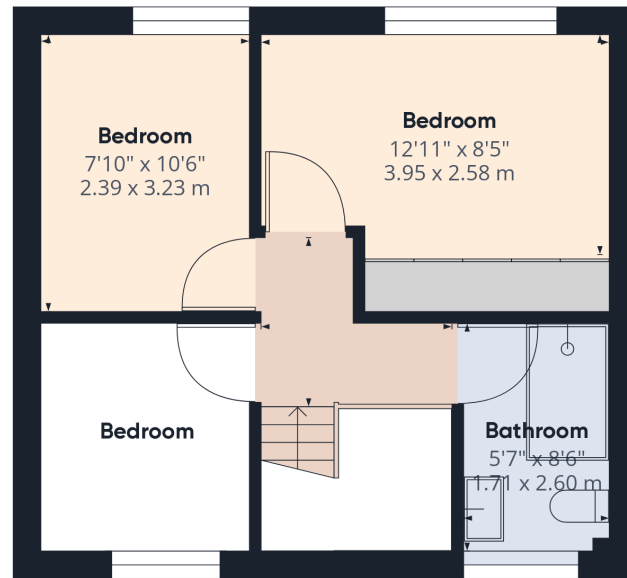
Directions: from the centre of the village turn into Lower Sea Lane, first left into Wesley Close and then first right into Bridge Road. No 24 is half a dozen properties down on the right hand side.

LA157 Restriction EPC tbc DDC B DFH 1689

the location...



Ground Floor



Floor 1

Approximate total area⁽¹⁾

694.62 ft²
64.53 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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