



*Det 4/5 Bed, double garage No forward chain. Reduced for quick sale*

**3 Barrs Lane, Charmouth, Dorset DT6 6PS £675,000 Freehold**

**EPC C**

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

# *in brief...*

Detached property  
Ground floor reception/bedroom  
Level walk to Charmouth beach  
No onward chain  
Family bathroom and separate wc

Double garage with large driveway  
Central village situation - easy walk to amenities  
Ground floor shower/WC  
Dining Room  
Large living Room

*Large family hom in  
a quiet level location*



## *in more detail...*

3 Barrs Lane is a detached 4/5 bedroom property in a central and level location in Charmouth, close to local amenities and short walk to the beach.

It is within a small private cul sac of just 4 properties set back off Barrs Lane constructed originally we believe around 40 years ago. Fully double glazed with gas central heating & mains services. Number 3 would now benefit from general updating throughout but has been maintained to a fair standard for rental in recent years.

The wide frontage has planted beds to both sides with parking for several cars. Double garage attached to side.

**Ground Floor:** L-shaped entrance hall. Stairs to first floor. Cloaks cupboard. Door to dual entry en suite/GF WC with shower and basin into double bedroom/additional reception to front, with tall cupboards. Door return to hall. Kitchen to front with pleasant views. Galley style with older hand built units. Belling large range cooker. Space for washing machine plus fridge freezer. Opening into dual aspect Dining Room to rear with window to rear garden. Study with window to rear garden. Living Room to rear with sliding patio doors to back garden. Fireplace with built in gas fire. Pedestrian door into garage from the end of the hall.

**First Floor:** Landing with loft hatch and drop down ladder access. Bedroom 2 is a large double to the front with integrated wardrobes & two front windows with views towards Stonebarrow. Bedroom 3 to the rear is another good sized double with smaller built in wardrobes & dual aspect. Bedroom 4 is a single rear facing bedroom. Bedroom 5 is also a double room with wardrobes to the front.

Airing cupboard housing hot water tank. Separate WC. Family Bathroom with white suite comprising bath with tap shower, screen, WC and basin.

**Outside:** Wide frontage as described with tarmac drive. The double garage has two up and over doors into one large double garage with power and



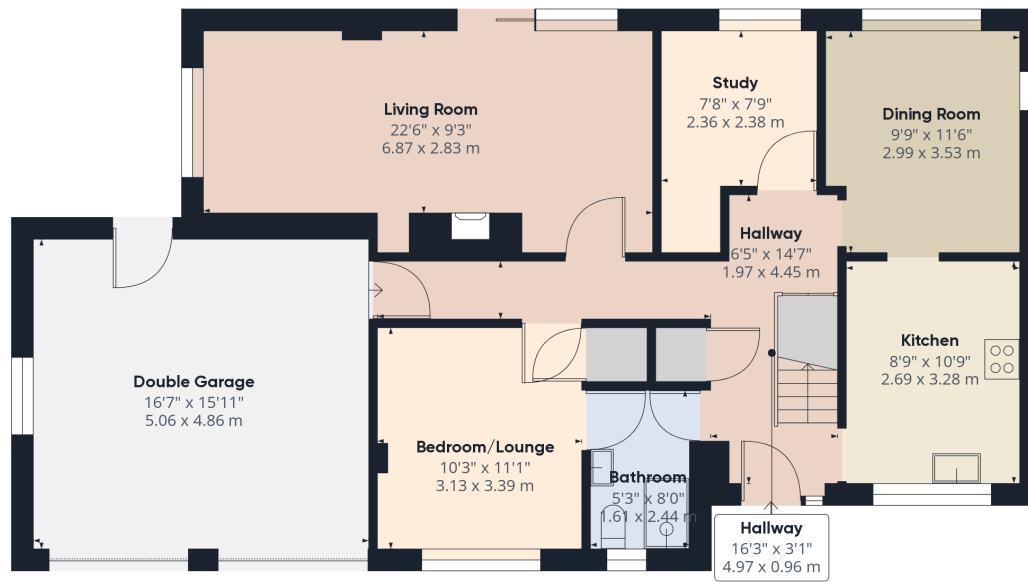
light . Pedestrian rear door and window to rear. Pedestrian access both sides of house. The south and west facing small rear garden has a paved patio in an L shaped extending to a larger area behind the garage. Dwarf wall and steps to raised lawn with boundary planting.

DFH 1675 EPC C All Mains services.

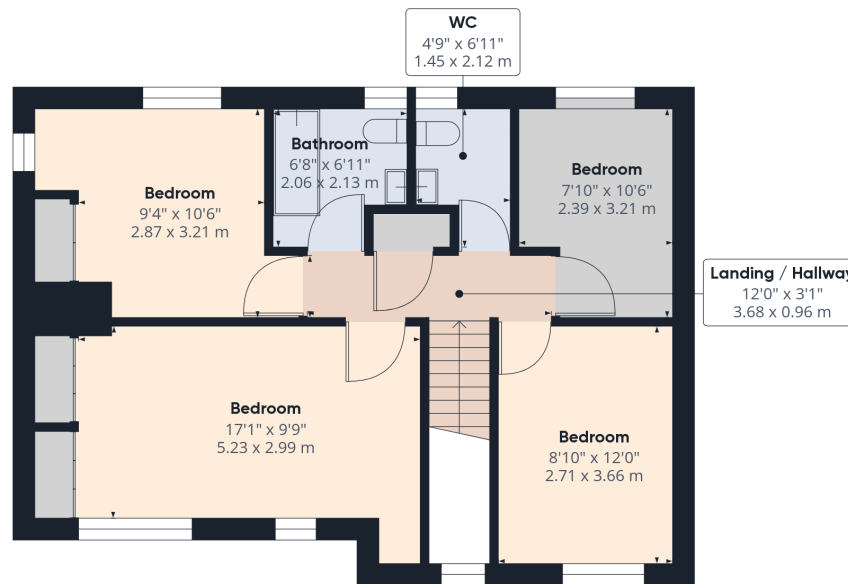
**Directions:** From the village centre and our office turn directly into Barrs Lane turning off opposite the Bakery into the cul de sac. Number 3 is the third house on left side.

Charmouth offers a good range of village shops and services including newsagent, foodstores, 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](http://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)

## *the location...*



Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1736.27 ft<sup>2</sup>

161.3 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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