



FORTNAM
SMITH & BANWELL
FOR SALE
01297 560945
fsb4homes.com

Detached 3 bed property with garden, garage & parking £499,000

12 Barneys Close, Charmouth, Dorset DT6 6SE

FORTNAM
SMITH & BANWELL

in brief...

Detached three bedroom House with garage
Fitted kitchen
Current disabled bathroom easy to return to reception room
Three double bedrooms
Gas CH and double glazing

Quiet cul de sac on the level close to amenities
Ground floor WC
Lounge/Diner
Bathroom
Rear Garden

No forward chain



in more detail...

A rare chance to purchase in Barneys Close as these are not often for sale. Nestled at the end of a quiet cul de sac on a level short walk to the village amenities Number 12 offers three bedrooms, garden and garage.

Built originally in 1997 the vendor enjoyed many happy years but the house would now benefit from gentle updating. Suitable for many different types of purchasers - family or a couple main or second home/investment.

The garage is set back to one side. Front door into hall. Ground floor WC. Fitted kitchen with hob and oven, space for dishwasher, washing machine, fridge and freezer. Adjacent is currently a disabled shower room but this could be easily returned to reception use. Double aspect Lounge Diner across the back with feature fireplace with wood burner style gas fire. Door to rear lobby and exit to garden.

Upstairs are three bedrooms with the Master bedroom at the front with a small corner shower. Two

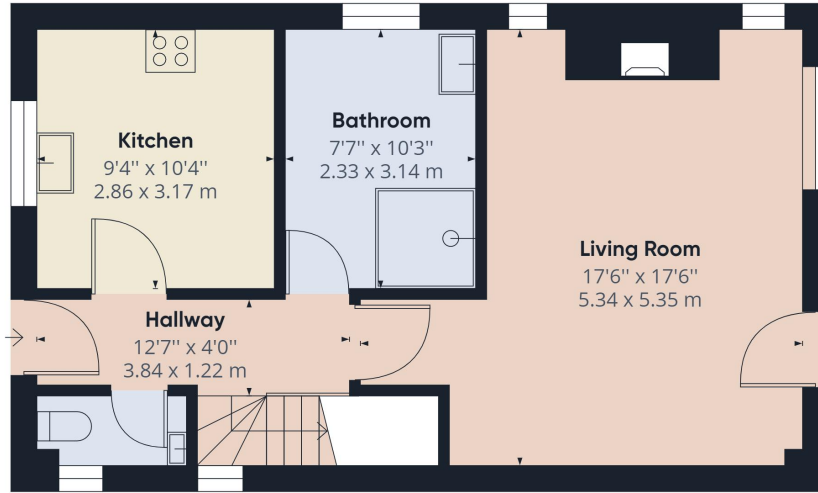


further double bedrooms. Family bathroom with bath, WC and basin. Attic storage only.

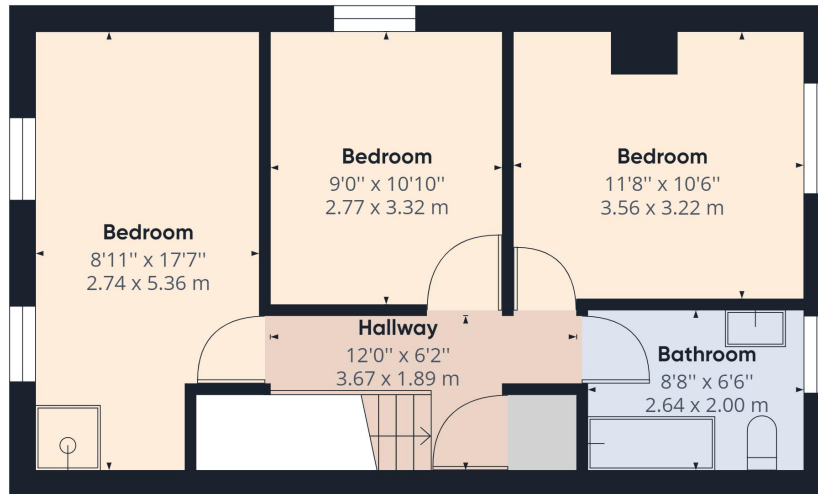
Outside: Enclosed rear garden 22 ft x 50 ft (approx,) with side gate to parking and garage. Mature garden with many feature shrubs and central path. Patios outside lounge and at the end by a detached UPVC and brick Summerhouse 11 ft wide & deep. Single semi detached timber garage accessed between this and neighbours frontage with parking outside. Gas central heating & double glazing.

No forward chain. DFH0975 DC E EPC tba

the location...



Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾

998.91 ft²
92.80 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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