



Three double bedrooms detached in quiet cul de sac EPC D

2 Grange Villas, The Street, Charmouth DT6 6QQ £680,000 Freehold

FORTNAM
SMITH & BANWELL

in brief...

Detached modernised house
Three double bedrooms
Two receptions
Good sized level gardens
Parking and Garage

Currently 2nd home /successful holiday let
Two bathrooms
Fitted kitchen, integrated appliances
Small outbuilding
No forward chain

*Perfect as a holiday
let or family home*



in more detail...

A delightful family home set in a quiet cul de sac not far from the village centre. Grange Villas is a small private road with similar detached properties within level walking distance of both the village amenities and the beach.

Number 2 has been updated and modernised in recent years and is currently a successful holiday let/second home.

Ideal for a young family with three beds, two receptions, two bathrooms and a lovely enclosed level garden.

Side driveway to single garage. Spacious front garden with low walling, mostly lawn with shrubs. Front door from drive into entrance lobby & Hall. Ground floor Shower Room with WC and tall cupboard housing gas boiler. Understairs cupboard with space for washing machine. Dining Room to rear with deep bay window overlooking the garden. Long double aspect Living Room (including rear extension) with patio doors to rear garden. Ornamental stone fireplace to one end.

Fitted Shaker style Kitchen to front with integrated oven & hob. Under counter space for fridge and freezer. Door & window to front.

Wide stairs turn to First floor:

Contemporary Bathroom with bath and basin with cupboards below. Master double bedroom to rear with views to garden & over the rooftops to Stonebarrow Cliff. Second double bedrooms with twin beds to rear with similar views. Front bedroom currently with bunk beds and window to front garden. Separate WC. Landing with hatch to loft.

Outside to the rear the enclosed level lawned garden is a great family space with side decking for al fresco dining. Plenty of space for children



to play or could be formalised into a gardeners idyll. Small rear outhouse.

All mains services, gas central heating & double glazing. EPC D. Dorset Council Tax D.

Coastal Charmouth offers a welcoming community with lots of village activities for all ages. Amenities include village stores, two pubs, newsagent, chemist, cafes and hairdresser to name just a few. Great beach and Jurassic coastline with the gorgeous Southwest Coastal Path on your doorstep. Local village Primary School with secondary links to the Woodroffe School and Colyton Grammar.

Good public transport to nearby Lyme Regis, Bridport and Axminster. (Exeter to London Waterloo mainline)

Directions: From our Charmouth office and the traffic lights continue down The Street east passing The George Pub on the left. Almost opposite on the right is the turning into Grange Villas. Follow this road just around the corner and 2 Grange Villas will be on the left side.

the location...



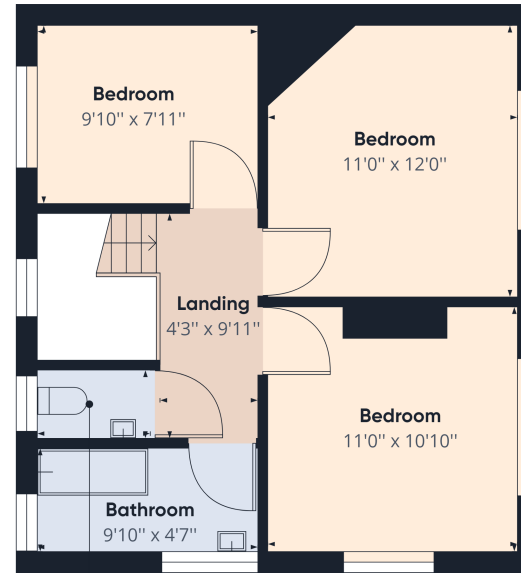
Ground Floor

Approximate total area⁽¹⁾
792.24 ft²

(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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Floor 1

Approximate total area⁽¹⁾
445.98 ft²

(1) Excluding balconies and terraces

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WC
5'0" x 2'11"