



40, Fernhill



# 40, Fernhill

Charmouth, Bridport, DT6 6AU

A terraced 1 bedroom bungalow with communal gardens and parking.

- CASH BUYERS ONLY
- 1 double bedroom
- Onsite car park
- Use of hotel pool in Summer
- Leasehold: 999 year lease, SC: £2,400. GR: £50
- Terraced bungalow
- Open plan living area
- Communal grounds
- Income potential
- EPC: E. £773.45 per annum business rates payable, up to 100% business relief available.

Guide Price £140,000

## THE PROPERTY

Nestled in the charming village of Fernhill, Charmouth, this delightful terraced bungalow offers a perfect blend of comfort and convenience. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a tranquil retreat.

The open living plan creates a warm and inviting atmosphere, seamlessly connecting the fitted kitchen to the reception area. This layout not only maximises space but also encourages a sociable environment, perfect for entertaining guests or enjoying quiet evenings at home.



## OUTSIDE

Outside, residents will appreciate their own garden, providing a serene space to relax and unwind amidst nature. Additionally, the property benefits from access to communal gardens, enhancing the sense of community in this picturesque setting. For those who enjoy leisure activities, the on-site car park offers convenience, while the nearby hotel pool presents an excellent opportunity for relaxation and recreation in the Summer months.

## SITUATION

Charmouth is a highly sought after village lying on the beautiful Jurassic Coast and only some three miles to the east of Lyme Regis. The village offers excellent local amenities, a popular primary school and a Blue Flag beach with access to the stunning coastline and coastal footpaths. The property is about a mile outside of Charmouth.

## SERVICES

Mains electricity.  
Shared natural spring with pumping stations.  
Private drainage (Klargester)

## TENURE

999 year lease, commencing 2001. 974 years remaining.  
Ground rent: £50 pa  
Service charge: £2,400 pa

## AGENT'S NOTES

The property benefits from unlimited use throughout the year, although it cannot be used as a principal residence.

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## DIRECTIONS

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Total Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>**  
 Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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