



Symonds
& Sampson

20 Fernhill Heights
Charmouth, Bridport, Dorset

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Charmouth
Bridport
Dorset DT6 6AU

Delightful three bedroom holiday home with communal gardens/grounds extending to 36 acres all a short drive to the beach at Lyme Regis.



- Excellent decoration throughout
- Short distance to Jurassic Coast
- Communal parking and swimming pool
 - Ideal second home
 - Contemporary interior.



Guide Price **£160,000**

Leasehold

Bridport Sales
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INTRODUCTION

20 Fernhill Heights forms part of an attractive terrace of homes designed as a holiday and country retreat, set within 36 acres of beautiful grounds. The property is within walking distance or a short drive of the Jurassic Coast and Lyme Regis. In recent years, it has undergone extensive refurbishment, including redecoration throughout, a new kitchen, shower room, heating system and electrics. This is a beautifully presented property.

ACCOMMODATION

The property is simply arranged with a ground floor open-plan living space incorporating a sitting area, dining area and kitchen. The kitchen is fitted with a comprehensive range of wall and base units with integrated appliances including an electric oven, ceramic hob, microwave and fridge, while the room is finished with a quality wood-effect laminate floor. Also on the ground floor is a contemporary shower room, with three good-sized bedrooms upstairs. The property is presented in excellent decorative order throughout and benefits from UPVC double glazing, a private water supply, mains drainage and electric central heating.

OUTSIDE

To the front of the property is a paved seating area, ideal for outdoor dining and entertaining during the summer months. The development provides ample parking for residents and visitors, together with access to a communal swimming pool (available for a small fee) and attractive communal grounds extending to approximately 36 acres.

SITUATION

The property lies just outside the charming seaside village of Charmouth, which has a number of good shops, public houses and restaurants to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

DIRECTIONS

What3words///rounds.annoys.selection

SERVICES

Mains electricity and drainage. Private water supply. Electric mains heating. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: E

LOCAL AUTHORITY

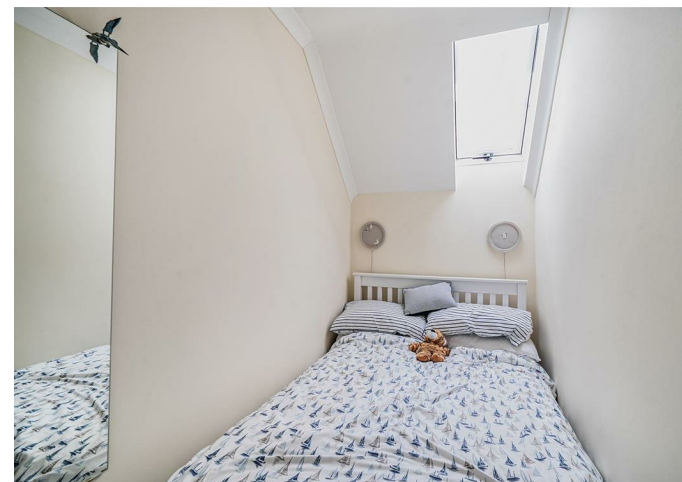
Dorset Council - 01305 251010
Tax band: B

MATERIAL INFORMATION

Lease details - 999 years from April 2001
Annual service charge of £2647.24 payable biannually
Ground rent £50.00 pa

AGENTS NOTE

The property cannot be the owners primary residence but can be let for 52 weeks of the year.

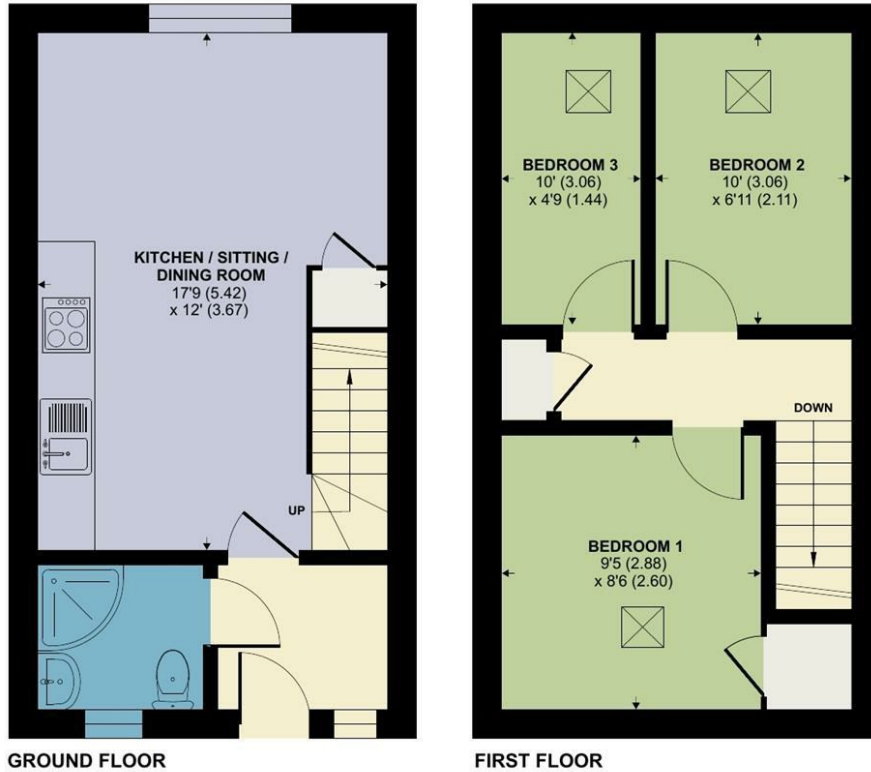




Fernhill, Charmouth, Bridport

Approximate Area = 560 sq ft / 52 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1473512



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bridport/CCC/15062026



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