



## Flat 2, Devon Court Lyme Road, Uplyme, DT7 3TQ

£190,000 Leasehold

- Two Bedroom Ground Floor Flat
- Bathroom
- Lounge
- Rear Garden
- Kitchen
- Allocated Parking Space



## Flat 2, Devon Court Lyme Road, Uplyme DT7 3TQ

A two bedroom ground floor apartment located in village of Uplyme. Situated within a block of four flats the property boasts a lounge, kitchen, bathroom, one double bedroom and one single bedroom. The property also incorporates its own private garden and has the additional benefit of one allocated parking space.



Council Tax Band: A



### Entrance Hall

Doors leading to the accommodation with two windows to the front aspect.  
Radiator and fuse box.

### Lounge

14'11" x 10'9" (4.55 x 3.30)

Featuring sliding patio doors granting access to the rear garden and radiator.

### Kitchen

6'6" x 5'4" (2 x 1.65)

Fitted with a range of matching wall and base units with work tops over comprising a stainless steel sink and drainer, a four ring gas hob with an extractor hood above and an oven underneath. Further benefiting from space and plumbing for a washing machine, a wall mounted gas boiler and a window to the rear aspect.

### Bedroom 1

10'9" x 9'0" (3.30 x 2.75)

A double bedroom with a window to the rear aspect and radiator.

### Bedroom 2

9'6" x 7'6" (2.90 x 2.30)

A single bedroom with a window to the side aspect and radiator.

### Bathroom

5'4" x 4'5" (1.65 x 1.35)

Fitted with a white suite comprising a low level hand flush w.c, a pedestal hand wash basin and a bath unit with a mains shower attachment over taps. Further benefiting from a radiator and an extractor fan.

### Outside

Accessed from the lounge the property benefits from a rear garden comprising of a laid to patio seating area, a laid to lawn garden and gravel walkway leading to the side of the property. Further benefiting from a metal shed which benefits from electrical connections. There is one allocated parking space at the front of the property.

### Agents Notes

Tenure: Leasehold

Lease Length: 99 year lease commencing from 01/01/2005

Service Charge: £1090 reviewed annually

Local Authority: East Devon District Council

Tax Band: A

Utilities: All utilities are mains supply

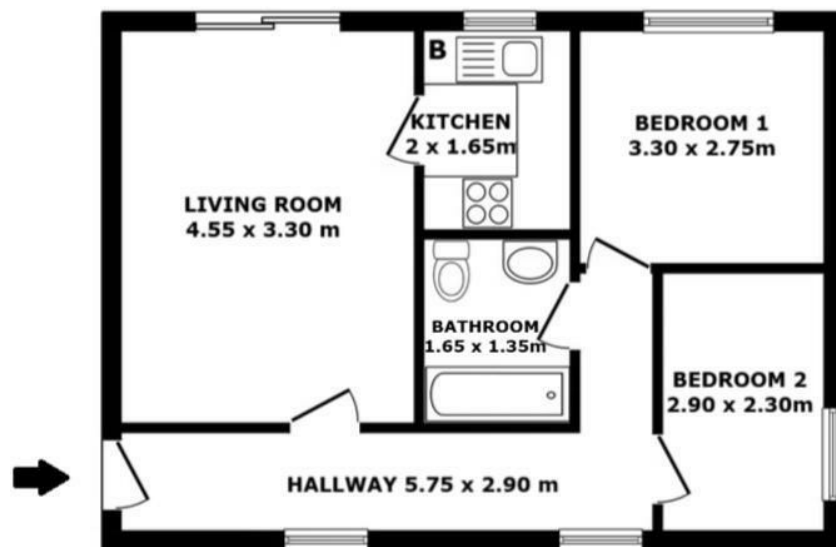
Broadband: Superfast fibre broadband with a FTTC connection is available.

Standard broadband with a ADSL connection is available. For more information go to [openreach.com](http://openreach.com)

Mobile phone coverage: For more information can be found [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



## DT7 3TQ Ground Floor



Total area of 44 sq.meters approximately

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## Directions

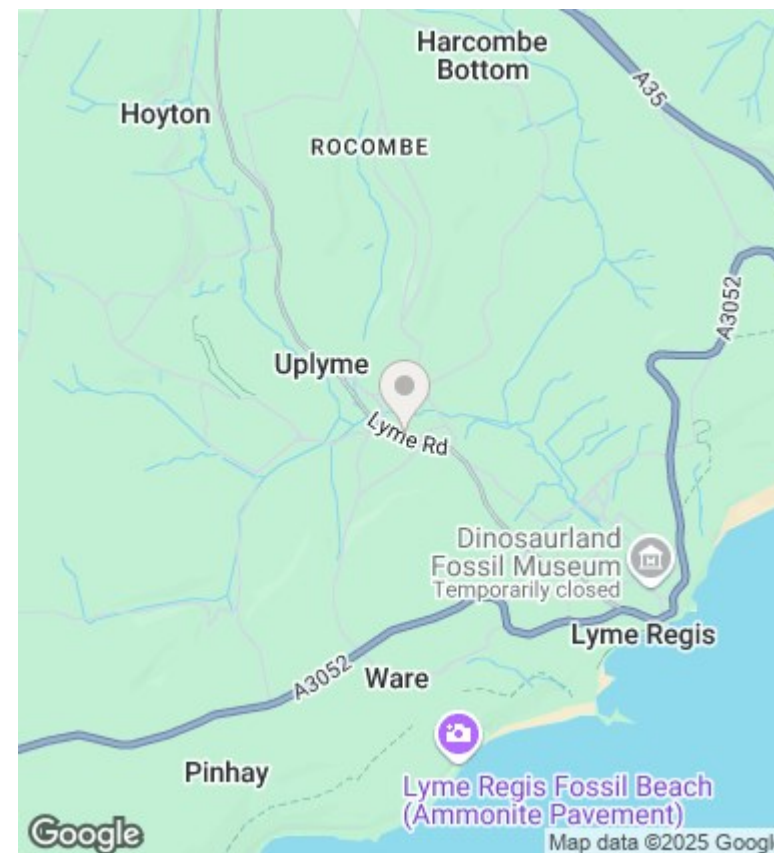
From Axminster proceed East on the A35 towards Bridport. Upon entering Raymonds Hill take the right hand turning towards Lyme Regis just before the Hunters Lodge Pub and proceed down the hill. Continue straight over the mini roundabout and pass the petrol station the left hand side. The property will shortly be found on the left hand side going up the hill.

## Viewings

Viewings by arrangement only. Call 01297 631199 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		