





A beautifully appointed coastal haven offering spectacular, uninterrupted sea views

Size: 2,286 sq ft

Council Tax: Dorset, Band G



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains gas, electricity, water and telephone.

Other Fees: See Website.

4, Dragons Hill Lyme Regis, Dorset, DT7 3HW

- Four generously sized bedrooms
- Principal bedroom with private en suite
- Spacious modern kitchen with adjoining utility room
- Balcony with stunning panoramic sea views
- Garage and off-road parking for two vehicles
- *PARISH OFFICE NOT INCLUDED*

The Property

This beautifully presented four-bedroom home offers generous living space and an enviable location with panoramic sea views, right in the heart of Lyme Regis.

The property boasts a spacious, modern kitchen which is ideal for family living or entertaining, and accompanied by an adjoining utility room that provides valuable additional space. A separate sitting room and formal dining room offer flexible living arrangements, perfect for both relaxation and hosting guests.

The principal bedroom features its own private ensuite, while the remaining three bedrooms are served by a sleek, contemporary bathroom with separate shower. One of the standout features of this home is the balcony, which offers stunning coastal views.

Further benefits include a garage and off-road parking for two vehicles, which is a rare and highly convenient feature in such a central coastal location.

Parish office is on the lower lever of the property and is not included in the let.

Location

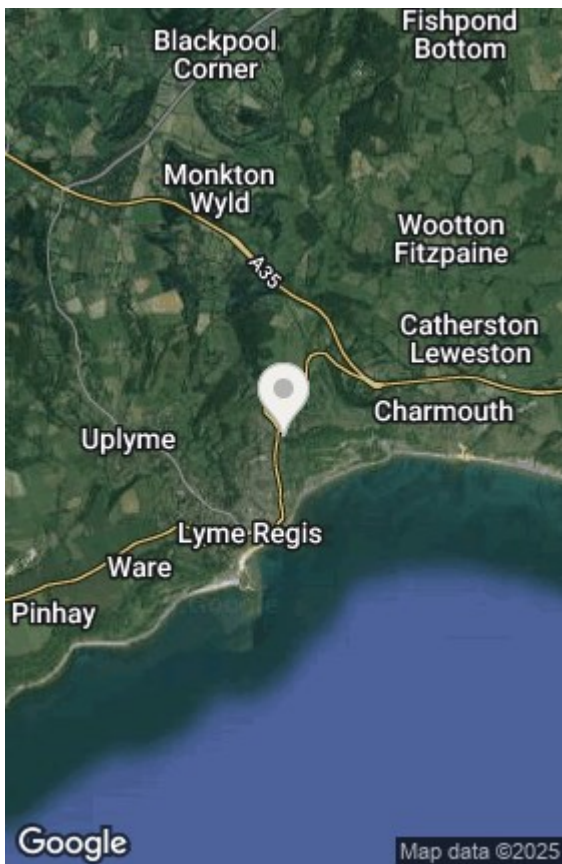
Lyme Regis is a highly sought-after coastal town that remains pleasantly unspoilt, while offering a wide range of shops, pubs, restaurants, and amenities. Residents can enjoy a variety of leisure activities, including sailing and powerboat clubs, a championship golf course with breathtaking views, and a bowling club, among others. The renowned Jurassic Coast, a designated World Heritage Site, stretches in both directions, offering stunning scenery and outdoor pursuits.

The town is situated just 5 miles from the market town of Axminster, which has a mainline railway station with direct links to Exeter (approx. 40 minutes) and London Waterloo (approx. 2 ¼ hours). Bridport and the county town of Dorchester are also within easy reach by car. For families, there are local primary schools in Lyme Regis and Uplyme, as well as access to well-regarded local grammar schools.

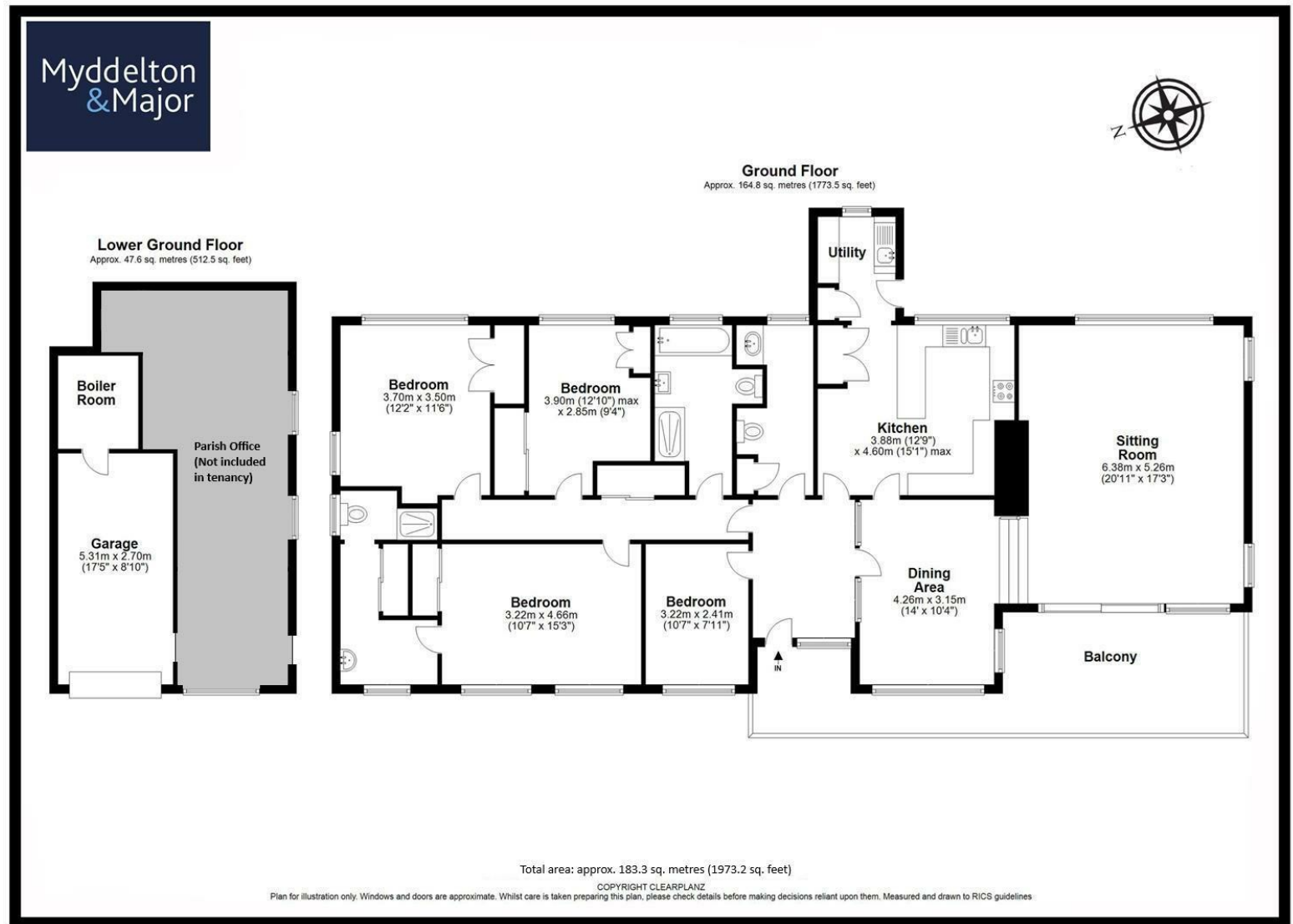
Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy for 6 months.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photographs and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 579 lettings@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major