



**Stafford Mount, Uplyme Lyme Regis DT7 3TH**



**welcome to**

## **Stafford Mount, Uplyme Lyme Regis**

Fox & Sons are delighted to bring to the market this beautifully presented home, situated in the popular village of Uplyme. Offering three bedrooms, off road parking and gardens with stunning panoramic views over the Lym Valley.

### **Front Garden**

Enclosed by stone wall, trellis and fencing, range of plants and shrubs, pathway leading to front entrance door

### **Entrance Hallway**

Entered via wooden front door, uPVC double glazed window to side aspect, radiator, ceiling light point, stairs rising to first floor

### **Lounge**

14' 7" max x 14' 3" max ( 4.45m max x 4.34m max )  
uPVC double glazed window to front aspect, log burner with feature mantel over, storage cupboard under stairs, ceiling light point

### **Kitchen/Diner**

18' x 8' 10" ( 5.49m x 2.69m )  
uPVC double glazed French doors leading to rear garden, uPVC double glazed window to rear aspect, range of wall and base units with worktop over, tiled splashback, integrated electric oven, gas hob with cooker hood over, integrated fridge/freezer, integrated dishwasher, 1.5 drainer sink, spotlights, open to Lounge

### **Landing**

Ceiling light point, loft hatch

### **Master Bedroom**

13' 4" max x 10' 5" max ( 4.06m max x 3.17m max )  
uPVC double glazed window to front aspect, built in wardrobe, radiator, ceiling light points

### **Bedroom 2**

13' x 10' ( 3.96m x 3.05m )  
uPVC double glazed window to rear aspect, built in wardrobe, radiator, ceiling light points

### **Bedroom 3**

10' max x 8' 7" max ( 3.05m max x 2.62m max )  
uPVC double glazed window to front aspect, radiator, ceiling light points

### **Bathroom**

uPVC double glazed window to rear aspect, shower cubicle, panelled bath, part tiled walls, low level WC, wash hand basin, heated towel rail, ceiling light point

### **Rear Garden**

Terraced garden enclosed by fencing, patio seating area with wonderful views across adjoining fields and across to the Lym Valley, laid to lawn area, outside tap and light, store with space and plumbing for washing machine and tumble drier

### **Parking**

One allocated off road parking opposite property

### **Shed**

Concrete shed entered via timber door, single glazed window to front aspect

### **Agents Note**

The property is subject to the Section 157 - please call Fox and Sons for more information





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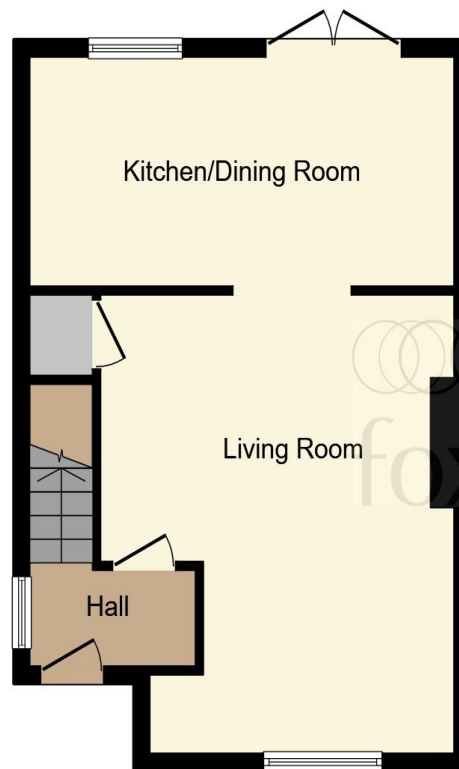
welcome to

## Stafford Mount, Uplyme Lyme Regis

- BEAUTIFULLY PRESENTED HOME
- THREE BEDROOMS
- COUNCIL TAX BAND B
- PRETTY FRONT & REAR GARDENS
- STUNNING COUNTRYSIDE VIEWS

Tenure: Freehold EPC Rating: Awaited

**£325,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104424 - 0005

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