



South Avenue, Lyme Regis DT7 3BQ

welcome to

South Avenue, Lyme Regis

Fox & Sons are delighted to bring to the market this well presented 3 bedroom semi detached house, sited on a corner plot with a pleasant outlook to the front aspect.

Entrance Hallway

Entered via uPVC front door with feature glazed insert with stairs rising to first floor, radiator and ceiling light point

Lounge

15' 9" max x 12' 8" (4.80m max x 3.86m)

uPVC double glazed window to front aspect, original wooden floorboards, open fireplace within feature brick surround, built in cupboard within recess, understairs storage cupboard, radiator and ceiling light point

Kitchen/Diner

15' 8" x 10' 2" (4.78m x 3.10m)

uPVC double glazed dual aspect windows to side and rear aspects, uPVC door to garden with obscure double glazed panel, range of wall and base units with worktop over and tiled splashback, space for free standing electric oven, stainless steel drainer sink, space for fridge/freezer and ceiling light point

Downstairs Cloakroom

uPVC obscure double glazed window to rear aspect, low level WC and ceiling light point

Landing

With loft access, radiator and ceiling light point

Master Bedroom

12' 7" x 8' 6" (3.84m x 2.59m)

uPVC double glazed window to rear aspect, feature fireplace, picture rails, radiator and ceiling light point

Bedroom 2

10' 4" x 8' 7" (3.15m x 2.62m)

uPVC double glazed window to front aspect, feature fireplace, picture rails, radiator and ceiling light

point

Bedroom 3

9' 6" x 7' 1" (2.90m x 2.16m)

uPVC double glazed window to rear aspect, picture rails, radiator and ceiling light point

Bathroom

uPVC double glazed window to front aspect, panel bath with shower over, wash hand sink basin, low level WC, heated towel rail, part tiled walls and ceiling light point

Front Garden

Enclosed by timber fencing and wooden gate with stone pathway leading to front door and along the side of property to the rear garden, laid to lawn area and shrub border

Rear Garden

Laid to patio seating areas, tiered and bordered by timber sleepers and enclosed by timber fencing and hedging. There is also a useful outside store which has space, power and plumbing for a washing machine and tumble dryer

Garage & Driveway

18' 3" x 8' 7" (5.56m x 2.62m)

Ample driveway parking and garage with up and over door, built in shelves, power and lighting





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South Avenue, Lyme Regis

- SEMI-DETACHED
- THREE BEDROOMS
- KITCHEN/DINER
- DRIVEWAY PARKING AND GARAGE
- REAR ENCLOSED GARDEN

Tenure: Freehold EPC Rating: D

£290,000



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

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Property Ref:
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