




fox & sons
for sale
Axminster
01297 32323 fox-and-sons.co.uk

Anning Road, Lyme Regis DT7 3EB


fox & sons

welcome to

Anning Road, Lyme Regis

Fox & Sons are delighted to bring to the market this three bedroom mid-terraced home, located in the sought after and beautiful coastal town of Lyme Regis, within walking distance from the seafront and local amenities.

Entrance Hallway

Paved pathway with gravel areas leading to front door, entered via uPVC front door with opaque double glazed panel, uPVC opaque double glazed window to front aspect, radiator, ceiling light point, stairs rising to first floor

Lounge

10' 7" x 18' (3.23m x 5.49m)
uPVC double glazed windows to front and rear aspects, gas fireplace, built in shelves and cupboard, radiators, ceiling light point

Kitchen/Diner

13' 3" max x 14' 3" max (4.04m max x 4.34m max)
uPVC double glazed window to rear aspect, uPVC door leading to garden, range of wall and base units with worktop over and tiled splashbacks, stainless steel drainer sink, space for free standing gas cooker, storage cupboard plus understairs storage cupboard, space for dining table, radiator, ceiling light point

Utility

6' 3" x 7' 4" (1.91m x 2.24m)
uPVC opaque double glazed window to side aspect, wall mounted boiler, wall mounted fuseboard, worktop with space under for range of domestic appliances, ceiling light point

Landing

uPVC double glazed window to rear aspect, loft hatch, stair lift installed, ceiling light point

Master Bedroom

10' 1" x 12' 1" (3.07m x 3.68m)
uPVC double glazed window to front aspect, built in cupboards, radiator, ceiling light point

Bedroom 2

10' 7" x 11' 5" (3.23m x 3.48m)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bedroom 3

7' 9" x 8' 1" (2.36m x 2.46m)
uPVC double glazed window to rear aspect with sea views, built in cupboard, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to rear aspect, separate shower, hand wash basin, radiator, ceiling light point

Separate Wc

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

Rear Garden

Enclosed by timber fence, wall and hedge/fence, patio area, laid to lawn with greenhouse, water supply, glimpse of sea from rear of garden

Parking

Permit parking along Anning Road - please enquire within branch for more details





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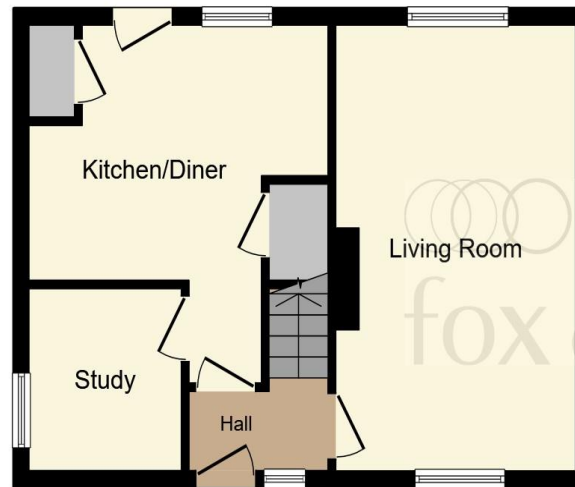
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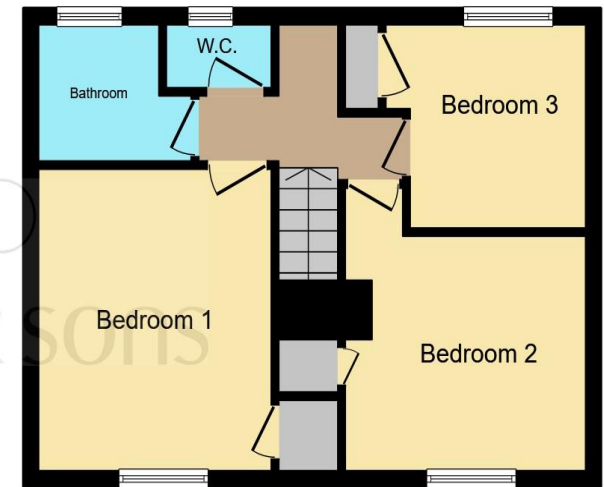
- THREE BEDROOM HOME
- KITCHEN/DINER
- COUNCIL TAX BAND C
- SUBJECT TO SECTION 157
- UTILITY ROOM

Tenure: Freehold EPC Rating: C

£290,000



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

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Property Ref:
AXM104672 - 0003

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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