



Henrys Way, Lyme Regis DT7 3BW

welcome to

Henrys Way, Lyme Regis

Fox & Sons are delighted to bring to the market this lovely two bedroom semi-detached home, situated in the beautiful and sought after coastal town of Lyme Regis.

Front Garden

Paved steps leading down to front door, bordered by established hedges and flower beds, outside light

Entrance Hallway

Entered via uPVC front door with frosted double glazed insert panel, storage space to hang outside coats and store shoes, ceiling light point

Lounge

12' 5" max x 14' 9" max (3.78m max x 4.50m max)
uPVC double glazed window to front aspect, stairs rising to first floor, radiator, ceiling light point

Kitchen/Diner

12' 4" x 11' 5" (3.76m x 3.48m)
uPVC double glazed window to rear aspect offering beautiful coastal views, uPVC door with double glazed insert panel leading to rear garden, range of matching wall and base units with worktop over and tiled splashback, space for dining table and chairs, space and plumbing for washing machine, tumble dryer, fridge freezer, space for oven with cooker hood over, radiator, ceiling light points

Landing

Built in cupboard housing boiler, ceiling light point

Bedroom One

9' 4" max x 12' 4" max (2.84m max x 3.76m max)
uPVC double glazed window to rear aspect offering beautiful coastal views, radiator, ceiling light point

Bedroom Two

12' 4" max x 10' 5" max (3.76m max x 3.17m max)
uPVC double glazed window to front aspect, loft hatch, radiator, ceiling light point

Bathroom

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

Rear Garden

Terraced timber fence enclosed rear garden offering beautiful coastal views, steps from kitchen/diner door leading down to patio area, laid to lawn with established hedges, flowers and shrubs, timber storage shed, outside light, side access to front driveway through gate

Parking

Private driveway situated to side of property

Agent's Note

This property is currently under a shared ownership with 50% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Magna Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.
For more information, please call Fox and Sons Axminster

Please note: You need to have a live/work/family connection to Dorset to be eligible for this property and will need to complete the section 157 form once financially approved





view this property online fox-and-sons.co.uk/Property/AXM104759



welcome to

Henrys Way, Lyme Regis

- SHARED OWNERSHIP - OPTION TO PURCHASE AT A 50% SHARE
- SECTION 157
- COUNCIL TAX BAND B
- SOUGHT AFTER COASTAL TOWN LOCATION
- TWO BEDROOMS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 276.77

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



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

view this property online fox-and-sons.co.uk/Property/AXM104759



Property Ref:
AXM104759 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk