



Due for completion in late 2024 this spacious semi detached home is set in a highly sought after location in the desirable West Dorset coastal town of Lyme Regis.

£595,000

Plot 1 Mill green Court, Lyme Regis, DT7 3PJ

FORTNAM
SMITH & BANWELL

- *THREE BEDROOMS**
- *UTILITY & CLOAKROOM**
- *COURTYARD GARDENS**
- *TOWN CENTRE LOCATION**
- *OFF STREET PARKING**
- *HOLIDAY LETTING POTENTIAL**

No 1 Wagtail Cottages forms part of an exciting and rare new development, comprising of just 2 spacious, energy efficient semi detached homes. Set over three floors this 3 bedroom house will be finished to an impressive standard with stylish bathrooms and a kitchen fitted with a range of quality integrated appliances. Each property will benefit from 2 parking space and a private courtyard garden.

Situated a short walk through the delightful historic old town to the local shops, seafront and beaches these modern homes will provide low maintenance energy efficient living with fitted aluminium double glazing, state of the art infra-red heating, photovoltaic panels and electric car charging points.

Commonly referred to as the Pearl of Dorset, the historic and picturesque coastal town of Lyme Regis is situated at the heart of the Jurassic coast. Whilst enjoying the delights of the seaside town is also accessible being approximately 32 miles east of Exeter and the M5 motorway and 8 miles from Axminster with mainline railway services to London Waterloo.

Benefitting from breath taking scenery, the area has been awarded World Heritage Site status, due to its geology and fossil finds. Lyme Regis is also well known for its as the setting for the film version of John Fowles classic 'The French Lieutenant's Woman', Jane Austin Persuasion and more recently the opening scenes to 'Willy Wonka'. Lyme Regis is probably best known for its 'Cobb', the historic harbour. A popular tourist destination, visitors return annually enchanted by the unspoilt character and to the various events held in the town.

