

# FORTNAM SMITH & BANWELL



**THREE STOREY SEMI DETACHED HOME**  
**LOCATED IN THE HEART OF THE OLD TOWN**  
**RIVERSIDE LOCATION**

**THREE DOUBLE BEDROOMS**  
**BEAUTIFUL LANDSCAPED GARDENS**  
**PARKING & GARAGE**



**22A Coombe Street, Lyme Regis, Dorset, DT7 3PP**

**£600,000**

# A rare opportunity to acquire a three bedroom semi detached home set over three floors located in the heart of Lyme Regis Old Town and benefits from a beautifully landscaped garden, parking and garage.



This never previously marketed, 1960's substantial semi detached home can be found within easy reach of the town centre, seafront and beaches in a tranquil location alongside the peaceful and picturesque river Lym at the heart of Lyme Regis' Old Town. The property also benefits from parking and a garage, a real rarity in this part of the town.

The property comprises: Lounge with gas fireplace. Kitchen/Diner with separate WC completes the ground floor accommodation. The modern family bathroom and two bedrooms are found on the first floor, the larger of the two benefitting from views of the river. The dual aspect master bedroom is found on the second floor. Outside the landscaped garden has lots of seating areas where you can enjoy the sound of the River Lym.

Lyme Regis is famed for its many historic connections and character buildings and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has been designated a World Heritage Site commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). Taunton and town of Dorchester is a similar distance. Locally there are primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



## The accommodation with approximate measurements comprises

Accessed from Coombe Street via a path leading down the side of the garage and parking. Access gate leading to front door.

### Entrance Hall

Stairs leading up to first floor. Door to:

**Lounge** 16' 7" x 12' 6" (5.05m x 3.81m)  
Gas fireplace on a stone hearth. UPVC picture window giving lots of light. Radiator.

**Kitchen/Diner** 8' 11" x 15' 11" (2.72m x 4.85m)

Kitchen fitted with a range of wood units comprising base cupboards and drawers, matching wall cupboards. Induction hob with extractor above. Laminate worktops with inset stainless steel sink and drainer. Breakfast bar and room for dining table. Appliance space for fridge/freezer and washing machine. Tiled surrounds. Two UPVC windows. Radiator. UPVC rear door to garden.

### WC

White suite comprising WC and wash hand basin.

### First Floor Landing

UPVC window. Cupboard housing hot water tank.

**Bedroom 2** 12' 9" x 12' 0" (3.88m x 3.65m)  
Views of the River Lym. UPVC window. Radiator.

**Bedroom 3** 10' 5" x 9' 9" (3.17m x 2.97m)  
View over the garden. Fitted wardrobes. Two UPVC windows. Radiator

## Family Bathroom

Modern white suite comprising: WC. Walk in shower with glass screen. Inset wash hand basin in wall mounted vanity unit. Heated towel rail. Extractor. UPVC double glazed obscured window.

## Second Floor

### Bedroom 1

Fitted double wardrobe and eaves storage space. Dual aspect room with UPVC window and UPVC dormer window with seating enjoying views of the River Lym. Radiator. Loft access hatch.

### Outside

Front Parking space and garage with electric found on entrance to the property. Shared walkway with other property adjacent to the River Lym leading to entrance gate. Rear Mature landscaped garden with lots of seating areas and shrub bed borders. Storage shed with electricity, lean-to wood store and coal bunker. Passage way and steps down giving access to the River Lym.

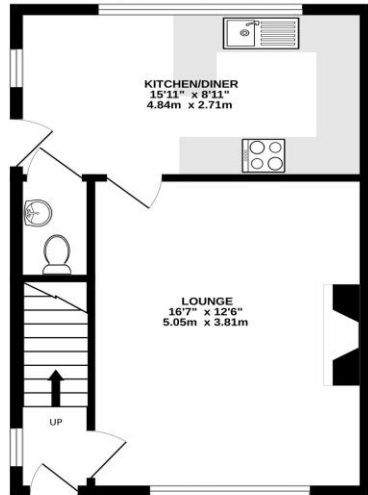
### Services

All mains services connected. Tax Band D. EPC rating E.

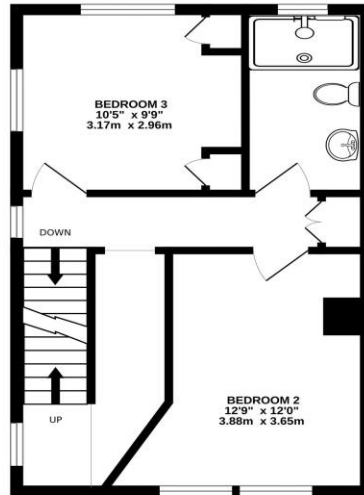
### Agents Note

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, photographs and floor plans are provided for guidance only.

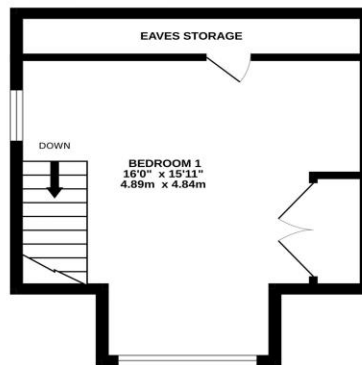
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

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