

# FORTNAM SMITH & BANWELL



**DETACHED BUNGALOW**

**THREE BEDROOMS**

**DRIVEWAY & PARKING**

**TOWN & SEA VIEWS**

**GARDEN**

**UPVC DOUBLE GLAZING & GAS C/H**



**34 Fairfield Park, Lyme Regis, Dorset, DT7 3DS**

**£450,000**

# A well presented and spacious detached bungalow situated in a popular location with views over the town and to the sea.



Situated in an elevated position in a popular residential position serviced by the local town bus this spacious detached bungalow has been well maintained by the present owners and boasts recently fitted new quality carpets and a Valliant gas boiler. The accommodation with UPVC double glazing and gas central heating throughout briefly comprises: Entrance hall. Living room with lovely views opening to a dining area. Kitchen. Shower room and three good bedrooms. Externally a driveway provides parking along with a single attached garage. There are gardens to the front and rear.

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 Exeter are within a radius of about 30 miles with access to the M5 motorway and the county town of Dorchester is a similar distance. Locally there are excellent primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



## The accommodation with approximate measurements comprises:

### UPVC front door with decorative stained glass panel to:-

#### Entrance Hall

Access to insulated and partially boarded loft space with pull down ladder. Radiator. Coved ceiling. Hive central heating controls.

#### Living Room 16' 0" x 12' 5" (4.87m x 3.78m)

UPVC double glazed picture window with westerly views over the town and to the sea. Inset contemporary style Gazco Living Flame gas fire. Coved ceiling. Radiator. Television and telephone points. Opening to:-

#### Dining Room 10' 8" x 8' 0" (3.25m x 2.44m)

Double aspect with UPVC double glazed windows and views. Radiator. Coved ceiling.

#### Kitchen 9' 8" x 9' 2" (2.94m x 2.79m)

Fitted with a range of cream coloured base cupboard and drawer units with matching wall cupboard and wall trim. Roll edge work surfaces with inset 1½ bowl stainless steel sink and tiled surrounds. Inset induction hob and integral oven. Appliance spaces for washing machine, slimline dishwasher and fridge. Vent Axia extractor fan. Wood effect vinyl flooring. Radiator. Coved ceiling with triple spotlights. UPVC double glazed window and door to rear.

#### Shower Room

Pale wood bathroom furniture comprising:- Fitted cupboards, inset wash basin and wc with concealed system. Tiled corner shower with glazed door and screen. Part tiled walls. Extractor fan. Chrome heated

towel rail. Wood effect vinyl flooring. Obscure UPVC double glazed window.

#### Bedroom 1 11' 10" x 10' 8" (3.60m x 3.25m)

UPVC double glazed window with views over the town and to the sea. Radiator. Coved ceiling.

#### Bedroom 2 10' 8" x 9' 6" (3.25m x 2.89m)

UPVC double glazed French doors opening to the garden. Radiator, Coved ceiling.

#### Bedroom 3 11' 0" x 8' 0" (3.35m x 2.44m)

UPVC double glazed window looking to the rear garden. Radiator. Coved ceiling.

#### Outside

Lawned front garden with shrub borders. Driveway leads to an attached single garage 18' x 9' with an up and over door. Fitted light and power. Door and window to the rear garden. Steps from the drive lead to a small paved terrace with westerly views over the town, through the Lym Valley and to the sea. The lawned rear garden with shrub beds and borders is enclosed by mature hedge and timber fencing. Steps lead to a paved path to a composite shed.

#### Services

We are advised that all mains services are connected. Gas central heating.

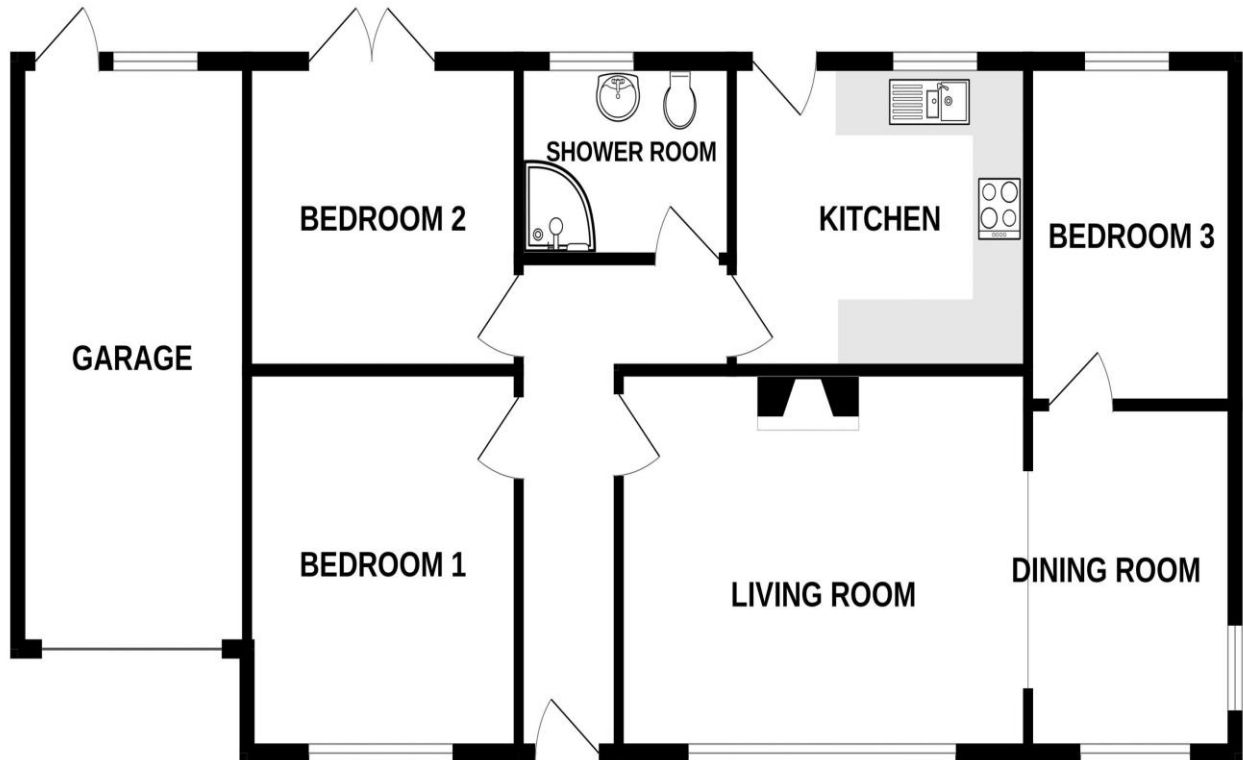
#### Agents Note

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

#### Council Tax Band : D

#### EPC Rating: TBA

976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.

#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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.

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