

# FORTNAM SMITH & BANWELL



**DETACHED FAMILY HOME**

**MATURE LEVEL GARDEN**

**SEA & COASTAL VIEWS**

**FOUR BEDROOMS (ONE EN SUITE)**

**TWO RECEPTION ROOMS**

**GARAGE AND DRIVEWAY PARKING**



**6 Woodroffe Meadow, Lyme Regis, Dorset, DT7 3NX**

**£670,000**

# A modern spacious Georgian style house situated in this exclusive development with sea, coastal and countryside views also benefits from garage, driveway parking and level gardens.



Located in a desirable quiet cul-de-sac close to local schools, with sea and countryside views, this spacious family home briefly comprises: Entrance hall with downstairs WC and storage cupboard. A spacious lounge with gas fireplace and French doors leading to the garden. Fully equipped kitchen with Granite worksurfaces and useful Utility room with access to the garden. Separate dining room. Four double bedrooms are found on the first floor with the master bedroom benefitting from an en-suite shower room and walk in wardrobe. The first and second bedrooms both have views of the Sea and Jurassic Coastline. A modern spacious family bathroom completes the first floor accommodation.

Externally there is driveway parking and a useful garage with electric door and rafter storage. The level rear garden is a particular feature of the property with lots of shrub and plants and a sunny patio making it an excellent space to enjoy al fresco dining in the sunshine.

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:

Front entrance door to:

### Entrance Hall

Consumer unit. Radiator. Mains smoke alarm and house alarm control. Quickstep light oak laminate flooring. Stairs up to first floor. Oak and glass door to:

### Lounge 25' 2" x 12' 6" (7.66m x 3.81m)

Two UPVC sash double glazed windows and UPVC French door to patio and garden. Feature gas fire incorporated in a Limestone hearth and surround. TV point. Radiators at either ends of the room.

### Dining Room 9' 10" x 13' 0" (2.99m x 3.96m)

Quickstep laminate flooring. UPVC double glazed sash window. TV point. Radiator. Oak door to:

### Kitchen 9' 10" x 12' 2" (2.99m x 3.71m)

Fitted with a range of solid Oak base cupboard and drawer units with matching wall cupboard and wall trim. Beveled edge granite work surfaces with inset 1 1/2bowl stainless steel sink and tiled surrounds. Inset AEG 5 ring gas hob with extractor fan and AEG integral double oven. Fitted appliances include AEG fridge/freezer and dishwasher. Ceiling and under cupboard LED lighting. Italian tiled flooring. Under cupboard heater. UPVC double glazed window overlooking the garden. Door to:

### Utility room 6' 4" x 7' 7" (1.93m x 2.31m)

Granite worktops with inset stainless steel sink and drainer on solid Oak base cupboards. Part tiled walls. Italian tiled flooring. Built in AEG washing machine. Appliance space for tumble dryer. Radiator. Cupboard housing Ideal Logic gas boiler. Back door to garden.

### Downstairs WC

White suite comprising: WC. Wash hand basin. Extractor fan. Part tiled surrounds. Karndean flooring. Radiator. Access to useful storage cupboard.

### First Floor Landing

Stairs up from entrance hall. Airing cupboard housing Megaflo hot water tank. Mains smoke alarm.

### Bedroom 1 18' 10" x 10' 7" (5.74m x 3.22m)

Two UPVC double glazed sash windows with Sea and Coastal views. TV point. Walk in wardrobe. Radiator. Door to:

### En-suite

White suite comprising: Walk-in shower cubicle with glass screen and rainfall shower. WC. Wash hand basin. Heated towel rail. Fully tiled suite. LED lighting.

### Bedroom 2 9' 10" x 12' 4" (2.99m x 3.76m)

UPVC double glazed sash window with Sea and Coastal views. TV point. Loft access. Radiator.

### Bedroom 3 9' 10" x 12' 4" (2.99m x 3.76m)

UPVC double glazed window with views over the garden. Fitted triple wardrobe. TV point. Radiator.

### Bedroom 4 12' 6" x 10' 7" (3.81m x 3.22m)

UPVC double glazed window with views of the garden and fields. TV point. Radiator.

### Family Bathroom

White suite with fully tiled surrounds and flooring comprising: Panel bath. WC. Wash hand basin. Heated towel rail. Opaque UPVC double glazed window. LED lighting.

### Garage 9' 10" x 21' 0" (2.99m x 6.40m)

Electric door (Garador). Power. Rafter storage above. Side access door via garden.

### Outside Front

Driveway provides parking. Front garden rockery with a variety of shrubs and flowers. Gate with side access to garden.

### Rear Garden

Level walled garden with paved patio, lawn and a variety of flower and shrubs creating a peaceful spot to sit in the sunshine. Outside tap. Power.

### Services

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

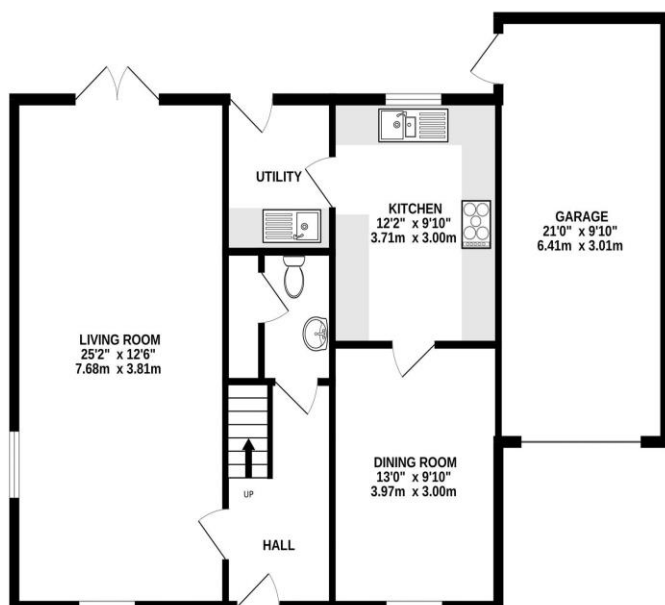
### Agents Note

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.

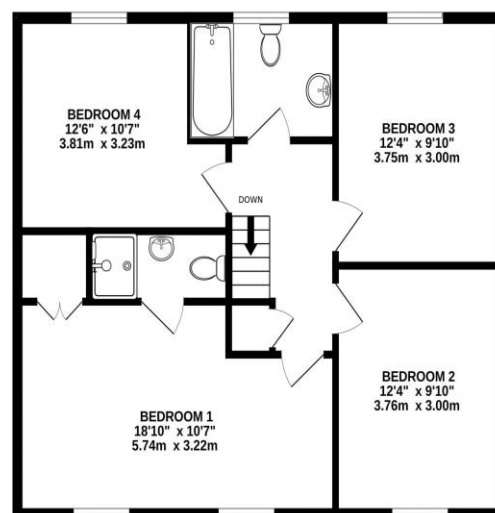
**Tax Band: F**

**EPC Rating: C**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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