

FORTNAM SMITH & BANWELL



DETACHED BUNGALOW

SEA AND COASTAL VIEWS

MATURE LEVEL GARDEN

THREE DOUBLE BEDROOMS

LOUNGE AND CONSERVATORY

DRIVEWAY AND GARAGE



12 Blue Waters Drive, Lyme Regis, Dorset, DT7 3EU

£665,000

Situated in a pleasant and quiet cul de sac on the Western edge of Lyme Regis this spacious detached bungalow has mature gardens, garage and coastal views.



12 Blue Waters drive is situated at the head of this quiet residential cul de sac on the favoured Western side of Lyme Regis. This spacious detached bungalow has been well maintained under the current ownership approaching 12 years. The bungalow has been significantly improved and now affords well balanced accommodation, with a light and bright aspect throughout. The spacious lounge, conservatory and well equipt kitchen/diner all benefit from pleasant sea and coastal views. The principal bedroom benefits from its own ensuite, with the spacious family bathroom used by the two further double bedrooms. The private mature gardens are a particular feature of the property and boast a variety of shrubs and trees. The driveway offers parking for 2-3 vehicles as well as an integral garage with light, power, electric charging point and up and over door. The property is also fitted with solar panels.

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 recently 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 Exeter (41 minutes) and Waterloo (Approx. 2 ¾ 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 primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation with approximate measurements comprises:

Obscured glazed entrance door to:

Hall

Oak flooring, radiator, loft access. Doors off to:

Lounge 14' 4" x 16' 8" (4.37m x 5.08m)

Oak flooring. Double glazed window to front affording coastal and sea views. Radiator. Woodburning stove. Sliding double glazed doors to:

Conservatory 12' 10" x 11' 9" (3.91m x 3.58m)

Carpeted. Door to terrace and garden.

Bedroom 3 11' 11" x 7' 1" (3.63m x 2.16m)

Oak flooring. Double glazed window. Radiator.

Bedroom 2 11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window. Radiator. Built in wardrobes. TV point.

Bathroom

Fully tiled with obscured double glazed window. Heated towel rail. WC. Wash hand basin. Panelled bath with 'Triton' electric shower over. Extractor fan.

Bedroom 1 12' 9" x 11' 11" (3.88m x 3.63m)

Double glazed window. Radiator. Built in wadrobes. TV point. Door to:

En-suite

Vinyl flooring. Obscured double glazed window. WC. Vanity unit with inset wash hand basin. Shower cubicle. Extractor fan. Heated towel rail.

Kitchen/Diner 14' 10" x 13' 3" (4.52m x 4.04m)

Engineered Oak flooring. Double glazed window with sea and coastal views. Fitted with a range of units comprising base cupboards and drawers, matching wall cupboards. Solid wood worktops with inset 1/2 bowl porcelain sink and drainer. Integrated appliances include dishwasher, range cooker with extractor hood above. Tiled splashbacks. TV point. Door to:

Utility/Boot Room 9' 1" x 5' 3" (2.77m x 1.60m)

Engineered Oak flooring. Double glazed window and door to outside. Base unit with plumbing for washing machine and tumble dryer. Cupboard

housing boiler and hot water cylinder. Further door to:

Garage 17' 9" x 14' 7" (5.41m x 4.44m)

Light and power. Up and over electric door. Sink. Electric car charging point. Window and door to rear.

Outside

Blue Waters Drive is situated on the wester side of Lyme Regis, located off the Sidmouth Road in heading out of the town towards Rousdon and Seaton. The property is approached from the cul-de-sac via a driveway providing parking for 2-3 vehicles. and in leading to the integral garage with electric vehicle charging point. A pathway leads to the front entrance of the property, with a further path leading to the front aspect of the garden which is laid to lawn with specimen trees and vegetable plot, enclosed and bordered by high hedging. There is also further lawned area to the other side of the front garden, which could potentially be utilised for extra parking depending on preference. The rear garden is laid to lawn, interspersed by with specimen trees, shrubs and mature planted beds, with a raised patio terrace. The front garden is laid to raised planted beds and some mature hedging, as well as a potting shed, and enclosed timber fencing.

Services

Mains water, electric, drainage and gas central heating. Broadband and mobile signal. Solar panels.

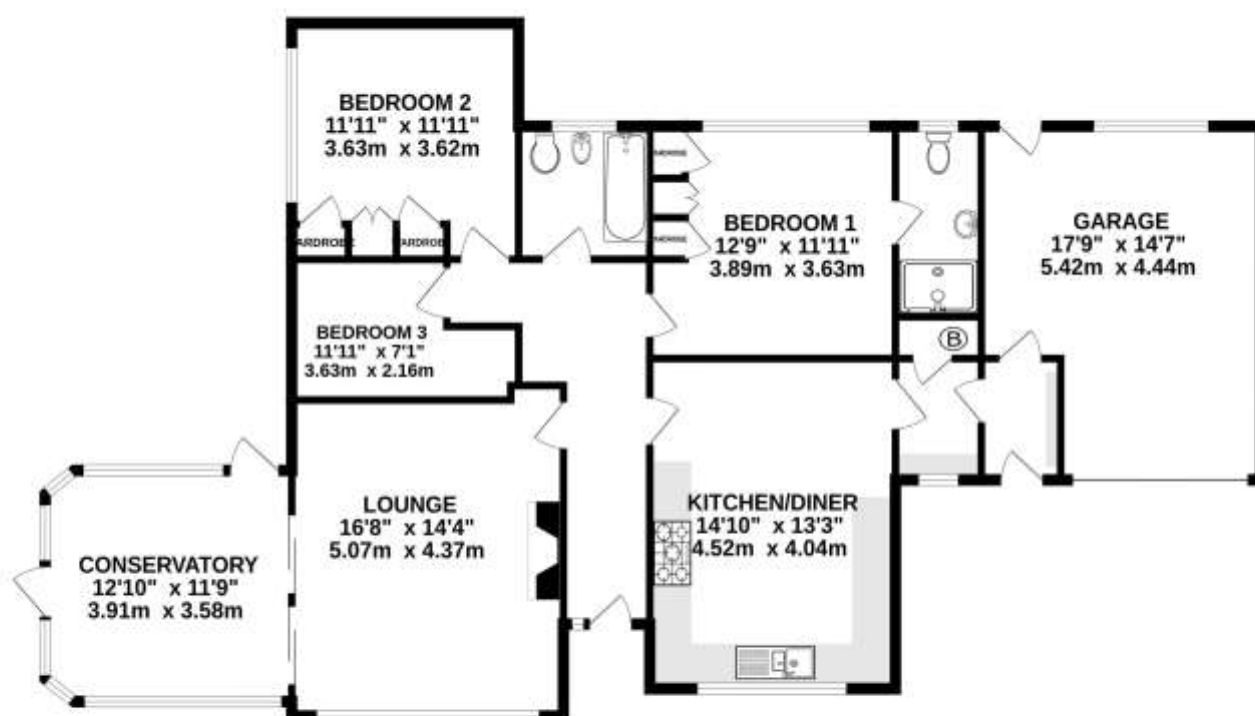
Local Authority

Dorset County Council.

EPC Rating C.

Council Tax Band E.

GROUND FLOOR



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