

# FORTNAM SMITH & BANWELL



**SPACIOUS DETACHED BUNGALOW**

**GARAGE & PLENTY OF PARKING**

**MATURE SUNNY GARDEN**

**POPULAR RESIDENTIAL LOCATION**

**FOUR BEDROOMS**

**GAS C/H & UPVC D/G**



**Dalebrook, , 42, Talbot Road, Lyme Regis, Dorset, DT7 3BB**

**£595,000**

# A spacious and flexible four bedroom detached bungalow with a large mature, south facing garden, plenty of parking and views over the town.



Situated in a desirable and peaceful location on the edge of the town, served by the local town bus and with lovely countryside walks closeby is this spacious detached bungalow. Having been extended by the current owner the accommodation briefly comprises: Entrance hall. Large L-shaped living room. Four bedrooms. Bathroom and separate shower room. Externally the driveway provides plenty of parking and a detached single garage. The large garden extends to the side and rear of the bungalow with lawns, orchard, vegetable garden and terrace.

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 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:**

### **Entrance Hall:**

Radiator. Cloaks cupboard. Walk in larder/store.

### **Living Room:** 22' 4" x 17' 0" narrowing to 10' (6.80m x 5.18m)

An L shaped room with a bay window looking over the garden and a second with through to the sun room. An attractive Living Flame gas fire with a period cast iron surround, timber mantle shelf and slate hearth. Radiators. Double doors opening to the:

### **Dining Room:** 12' 9" x 9' 9" (3.88m x 2.97m)

Triple aspect with window looking on to the garden and sliding patio doors opens to the sun room. Radiator.

### **Sun Room:** 24' 4" x 5' 10" (7.41m x 1.78m)

Glazed sun room with door to the garden.

### **Rear Lobby:**

Door to the garden. Store cupboard.

### **Kitchen:** 15' 0" x 9' 3" (4.57m x 2.82m)

Fitted with a comprehensive range of traditional country style cream painted units comprising base cupboard and drawers with matching wall cupboards and display shelves. Tiled work surface with wood trim extends to a breakfast bar. Single drainer sink with mixer tap. Belling range cooker with concealed extractor hood above. Space and plumbing for washing machine and dishwasher. Tiled floor. Window.

### **Bedroom 1:** 17' 0" x 12' 0" (5.18m x 3.65m)

A good sized double bedroom looking out to the garden. Radiator.

### **Bedroom 2:** 12' 5" x 9' 4" (3.78m x 2.84m)

Double bedroom with 2 windows to the front. Built-in wardrobe. Radiator.

### **Bedroom 3:** 11' 0" x 9' 4" (3.35m x 2.84m)

Double bedroom with window to the front. Radiator.

### **Bedroom 4:** 11' 0" x 8' 0" (3.35m x 2.44m)

Currently used as a study/workroom. Built in double wardrobe. Radiator. Window.

### **Bathroom:**

Fitted white suite with W.C. Wash hand basin and bath with electric shower above and glazed screen. Tiled walls. Radiator. Obscured glazed window.

### **Shower Room:**

Corner shower, W.C and wash basin. Extractor fan. Radiator.

### **Outside:**

A driveway and gravel turning area provides plenty of parking with ample space for a boat, motorhome or caravan. Detached single garage with up and over door. A particular feature of this property is the large south facing garden which extends to the side and rear of the bungalow and comprises of a vegetable garden, lawn and small orchard with fig, apple and plum trees. Raised paved terraces provide an ideal spot for sitting out or alfresco dining. Within the garden there is a timber summer house, useful shed and greenhouse.

### **Services:**

All mains services. Gas central heating.

### **Local Authority:**

Dorset Council. We are advised that the property is:

**Tax Band E.**

**EPC TBA**

### **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.

