

FORTNAM SMITH & BANWELL



DETACHED CHALET BUNGALOW

POPULAR RESIDENTIAL LOCATION

DRIVEWAY PARKING

FOUR BEDROOMS

MATURE GARDEN & SUN TERRACE

SEA VIEWS



1 Talbot Road, Lyme Regis, Dorset, DT7 3BA

£567,500

A detached four bedroom chalet bungalow occupying a corner plot with south and westerly facing garden offering sea views through the Lym valley.



Situated in a peaceful and popular residential location on the edge of the town, served by the local town bus and with sea views through the Lym valley is this beautifully presented four bedroom chalet bungalow. The property with UPVC double glazing and gas central heating throughout briefly comprises: Entrance Hall. Sitting room with woodburner on a slate hearth and French doors leading to the terrace. Conservatory with doors to the garden. Two double bedrooms with fitted wardrobes. Family bathroom. Kitchen/diner and separate Utility room. A fourth bedroom/study and store room complete the ground floor accommodation. A further double bedroom with sea views, WC and loft store housing the boiler can be found on the first floor.

Outside the rear garden is enclosed by timber fencing and hedging and includes a timber store shed, greenhouse, shrub bed borders housing a variety of plants, flowers and trees with the majority of the garden laid to lawn. A side path leads to a potting shed, paved patio and timber workshop. Parking for 2/3 vehicles is found at the front of the property.

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:

Entrance door to:

Entrance Hall

Solid Oak flooring. Cloaks cupboard. Radiator.

Sitting Room 20' 5" x 11' 10" (6.22m x 3.60m)

Woodburner on slate hearth. TV point. French doors leading to terrace. Window. Two radiators.

Conservatory 11' 3" x 9' 9" (3.43m x 2.97m)

Fully glazed. Wood effect laminate flooring. French doors to terrace.

Bedroom 1 12' 4" x 10' 0" (3.76m x 3.05m)

Door to garden. Window. Fitted double wardrobes. TV point. Radiator.

Bedroom 2 11' 6" x 9' 1" (3.50m x 2.77m)

Window. Fitted single wardrobe. Door to terrace. Radiator.

Kitchen/Diner 20' 4" x 10' 10" (6.19m x 3.30m)

Fitted with a comprehensive range of modern shaker cream units comprising base cupboard and drawers with matching wall cupboards and display shelves. Wood worktops with inset 1 1/2 bowl stainless steel sink and drainer. Fitted appliances include: Fridge, Dishwasher, Neff oven and 4 ring gas hob with extractor hood above. Three windows. Light Oak laminate flooring.

Utility 9' 8" x 7' 1" (2.94m x 2.16m)

French doors to terrace. Window. Worksurface with appliance space for washing machine, fridge and freezer. Tiled flooring.

Bedroom 4/Study 9' 0" x 9' 1" (2.74m x 2.77m)

Window. Fitted shelving. Radiator.

Store room 9' 1" x 7' 0" (2.77m x 2.13m)

Electric. Radiator.

Family Bathroom

White suite comprising: WC. Walk in corner shower. Wash hand basin. Heated towel rail. Extractor fan. Bespoke wall mounted unit. Obscured window. Grey tile surrounds.

First Floor

Stairs up from entrance hall.

Bedroom 3 15' 1" max x 11' 1" max (4.59m x 3.38m)

Two dormer windows with one benefitting from sea views. Two eaves storage cupboards. Radiator.

Upstairs WC

White suite comprising: WC. Wash hand basin. Tiled flooring. Obscured window.

Loft Store

Two storage cupboards one housing Worcester combi boiler and hot water tank.

Outside Front

Gravel area provides parking for multiple cars. Side access gate leads to:

Rear Garden

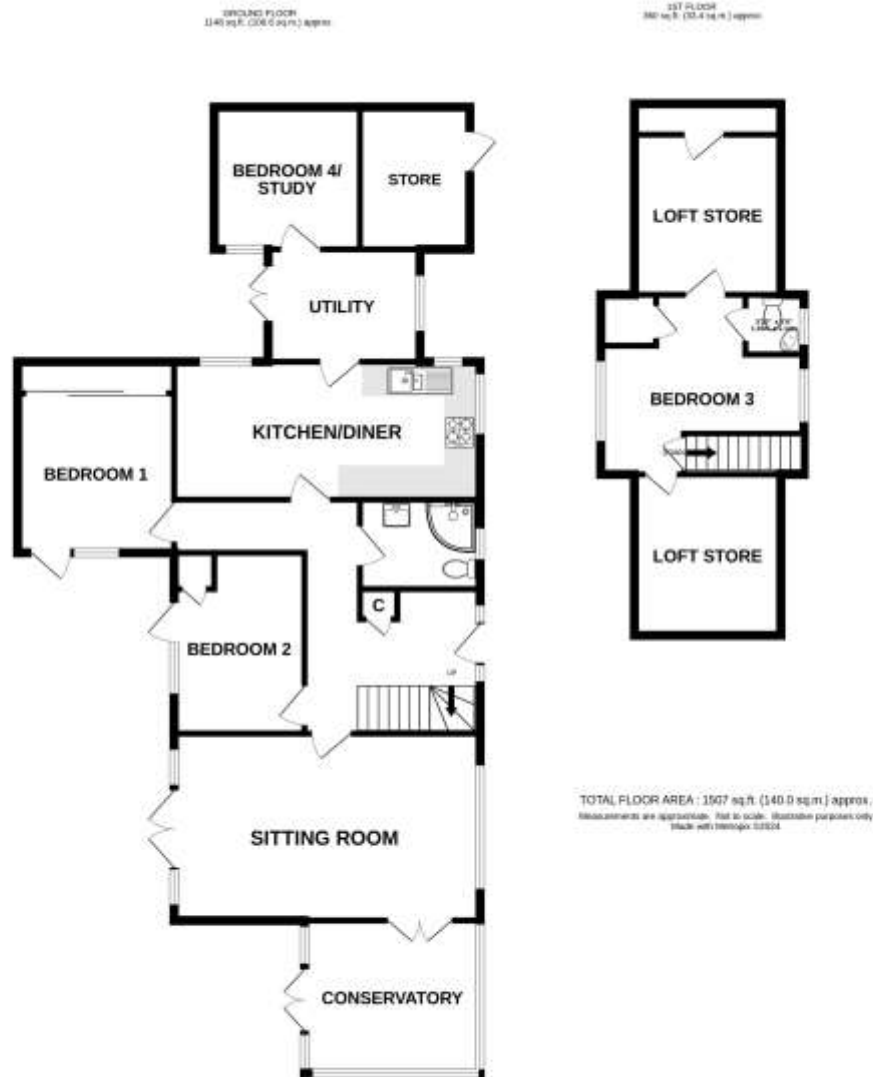
Enclosed by timber fencing and hedges the garden is mainly laid to lawn with shrub bed borders housing a variety of plants, flowers and trees. Greenhouse and timber store shed. Sunny timber decking area provides a lovely spot for alfresco dining with sea views. A side path leads to a timber potting shed, paved patio area and timber workshop.

Services

All mains services. 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.



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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.

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