

# FORTNAM SMITH & BANWELL



**STYLISH DETACHED HOUSE**

**WALKING DISTANCE TO THE SEAFONT AND BEACHES**

**AMPLE OFF ROAD PARKING AND GARDENS**

**FOUR DOUBLE BEDROOMS (TWO ENSUITE)**

**SEA VIEWS FROM FIRST FLOOR**

**NO ONWARD CHAIN**



**Ammonite, Ferndown Road, Lyme Regis, Dorset, DT7 3DN**

**£715,000**



# A beautifully presented four bedroom modern home with sea views situated only a moments walk from the towns shops, seafront and beaches.



Situated only a few minutes walk from Lyme Regis' town, seafront and beaches is this modern detached family home. The property was extensively renovated in 2019 by previous owners and has been a successful holiday let under the current ownership. Briefly comprising: Family room with bay window. Lounge with French doors opening to the garden. Good sized kitchen/dining room with utility and cloak room. On the first floor a family shower and four double bedrooms two having en suites and the two bedrooms to the front elevation benefitting from sea views. Externally there is off road parking for three vehicles. A rear paved patio and garden to the side are enclosed by timber fencing.

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:

Path leads to UPVC part glazed door to.

### Entrance Hall

UPVC double glazed windows. Slate effect porcelain tiled floor. UPVC part glazed front door into:

### Family Room 18' 0" x 12' 0" (5.48m x 3.65m)

UPVC double glazed bay window. Television point. Radiators. Open stairs to first floor. Doors to:

### Lounge 18' 5" x 11' 2" (5.61m x 3.40m)

UPVC double glazed bay window. UPVC double French doors open to the garden. Wall mounted electric fire. Television and telephone points. Wall lights. Radiator.

### Kitchen/Diner 18' 3" x 11' 6" (5.56m x 3.50m)

Newly fitted with a comprehensive range of painted stylish shaker style units comprising soft closing larder and base cupboards, pan drawers and wall units with concealed lighting and built in bluetooth speaker. Work surfaces with tiled surrounds and inset 1 1/2 bowl sink. A range of built in quality appliances including a range style cooker with gas hob, electric oven and extractor hood. Built in dishwasher, microwave oven and fridge/freezer. Vinyl wood effect flooring. Radiator, UPVC double glazed windows and door to the rear garden and patio. Door to:

### Utility

UPVC double glazed door opening to the patio. Appliance space and plumbing for a washing machine. Laminate work surface above. Wall mounted boiler. Appliance space for a tumble dryer with built in storage above. Coat hooks and storage. Chrome ladder style radiator. vinyl flooring. Door to:

### Cloakroom

Obscure UPVC double glazed window. Vanity unit housing WC and inset sink. Feature tiled wall. Extractor fan. Chrome ladder style radiator.

### First Floor

Landing. Radiator and doors to:

### Master bedroom 14' 10" x 12' 2" (4.52m x 3.71m)

UPVC double glazed bay window with views over the town and to the sea. Radiator. Television point. Door to:

### En Suite

Modern suite comprises: Walk in shower with sliding glass door. Vanity unit with gloss white molded basin and wc and store cupboard. Wall cupboard and vanity mirror with LED lighting. Extractor fan. Chrome ladder style radiator/ towel rail. Vinyl flooring.

### Bedroom 2 12' 5" x 11' 3" (3.78m x 3.43m)

UPVC double glazed bay window with views over the town and to the sea. Television point. Radiator. Loft hatch with loft ladder.

### Bedroom 3 10' 8" x 10' 3" (3.25m x 3.12m)

UPVC double glazed window overlooking the rear garden. Television point. Radiator. Door to:

### En Suite

Obscure UPVC double glazed window. Modern suite comprises: Walk in shower with glass door. Vanity unit with gloss white molded basin, wc and store cupboard. Wall cupboard, mirror with LED lighting. Extractor fan. Chrome ladder style radiator/towel rail. Vinyl flooring.

### Bedroom 4 10' 4" x 10' 9" (3.15m x 3.27m)

UPVC double glazed window to rear overlooking the rear garden. Television point. Radiator.

### Shower Room 7' 9" x 5' 8" (2.36m x 1.73m)

Obscure UPVC double glazed window. Large shower enclosure. Vanity unit with gloss molded basin, wc and store cupboard. Wall cupboard, mirror with LED lighting. Extractor fan. Chrome ladder style radiator/towel rail. Vinyl flooring.

### Outside

To the front of the house is a small lawn garden bordered by raised planters. Paved pathways lead to the front door and side gates to the rear garden. The private parking area provides space for 2/3 cars and has a electric vehicle charging point. To the side and rear of the house enclosed by timber fencing there is an area of lawned garden, useful store shed and a private paved patio bordered by raised beds.

### Services

All mains services connected.

### Local Authority

Dorset County Council.

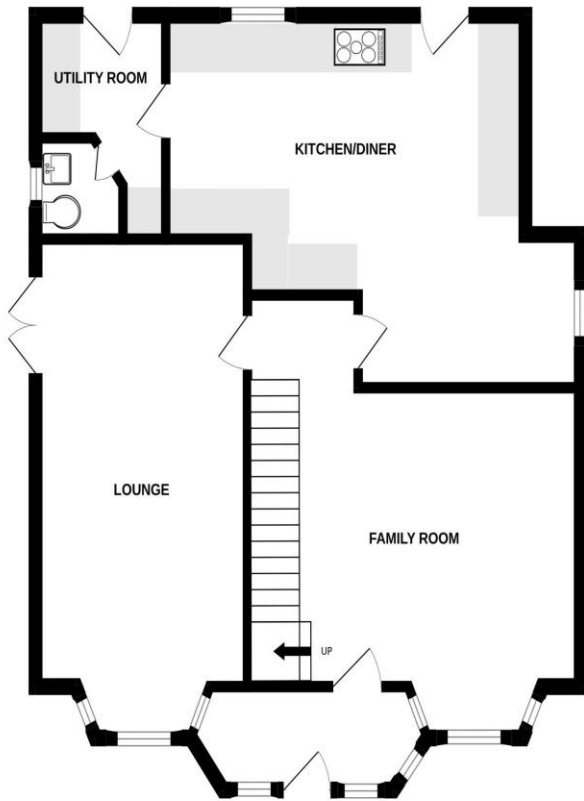
The property is currently held on business rates.

EPC Rating E.

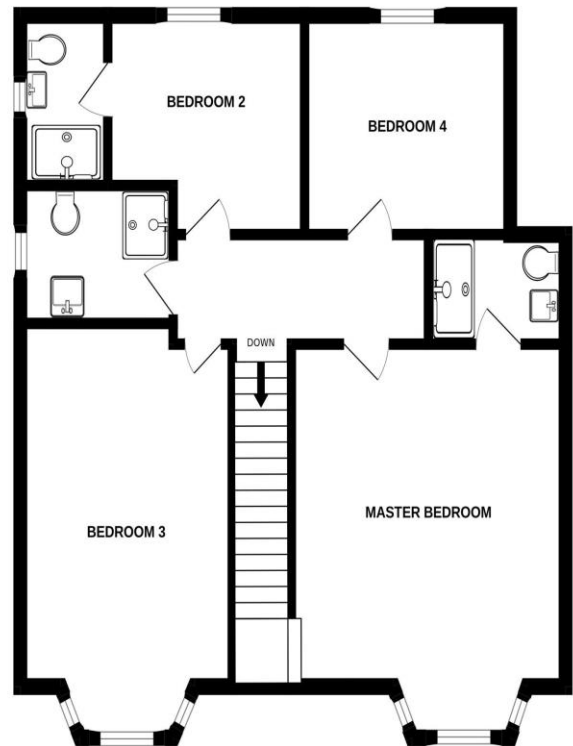
### Agents Note

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

GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 1682 sq.ft. (156.3 sq.m.) approx.

**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.

**DATA PROTECTION ACT 1998**

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