

FORTNAM SMITH & BANWELL



DETACHED CHALET BUNGALOW

VIEWS OVER THE TOWN TO THE SEA

PARKING, GARAGE & WORKSHOP

THREE BEDROOMS (MASTER WITH ENSUITE)

PRIVATE RESIDENTIAL LOCATION

NO ONWARD CHAIN



Green Tyles , Timber Hill, Lyme Regis, Dorset, DT7 3HQ

£745,000

A spacious and well presented detached three bedroom chalet bungalow, enjoying superb sea views.



Situated in an elevated position within the popular residential area of Timber Hill, Green Tyles is a well appointed and maintained detached chalet bungalow. The property offers flexible and generous accommodation throughout, with superb sea and town views from both the ground floor and principal bedroom upstairs. Driveway parking for several vehicles leads to an external garage and workshop. The landscaped wrap around garden is terraced to take full advantage of the fabulous views to the sea and to the other side of Lyme Regis.

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 $\frac{3}{4}$ 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 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

Obscured window to front. Telephone point. Built in cupboard with overhead storage. Radiator. Stairs to first floor. Doors off to:

Bedroom 3 14' 9" x 11' 11" (4.49m x 3.63m)

Radiator. Dual aspect windows.

Shower Room

White tile suite comprising: WC. Shower cubicle. Wash hand basin. Heated towel rail. Obscured window.

Bedroom 2 13' 8" x 9' 2" (4.16m x 2.79m)

Double glazed window. Fitted wardrobe. Built in cupboards (one housing immersion tank). Radiator.

Kitchen 14' 4" x 13' 7" (4.37m x 4.14m)

With tiled floor, double glazed window to front, obscured double glazed stable door to outside. Cupboard housing boiler with space and plumbing for washing machine. Matching wall and base units with inset single bowl stainless steel sink and drainer. Integrated gas hob. Electric oven and grill. Appliance space for dishwasher. Central island with laminate worktop.

Dining Room 14' 3" x 7' 9" (4.34m x 2.36m)

Double glazed window. Radiator. Arch to:

Sitting Room 13' 2" x 11' 11" (4.01m x 3.63m)

Double glazed window. Radiator. Gas fireplace. Sliding doors to:

Conservatory 27' 1" x 13' 7" (8.25m x 4.14m)

Double glazed sliding patio doors to garden. Three radiators. Tiled flooring.

First Floor

Bedroom 1

Dual aspect double glazed windows benefitting from excellent sea and town views.

Fitted drawer units. Built in wardrobe. Eaves storage. Door to:

Ensuite

Tiled flooring and velux window. White tile suite comprising: WC. Panelled bath with 'Mira' shower attachment. Wash hand basin. Bidet.

Outside

Green Tyles is situated within the popular residential area of Timber Hill, which provides lovely walks to surrounding National Trust land and within easy access to both Lyme Regis and Charmouth. The property is approached via a private and splayed access road/driveway which serves two other properties, in leading to the private driveway and garage for Green Tyles. The entrance to the property is approached via a timber gate and pathway, which leads around the bungalow and provides access to both sides and patio terrace, which provides a southerly aspect and views towards the sea and Cobb harbour. The gardens are well landscaped and terraced to include patio and gravelled seating areas, with mature perennial shrubs and planting throughout.

Garage 17' 7" x 10' 0" (5.36m x 3.05m)

'Garador' electric up and over door. Light and electric. Stairs down to:

Workshop 12' 0" x 10' 1" (3.65m x 3.07m)

Power. Window to rear. Obscured door to outside.

Services

All mains services connected. Shared private drainage with one other property. Dorset County Council.

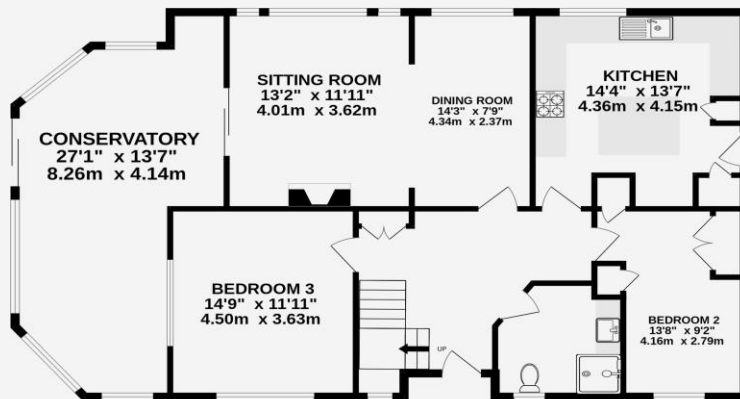
EPC rating D.

Council tax band E.

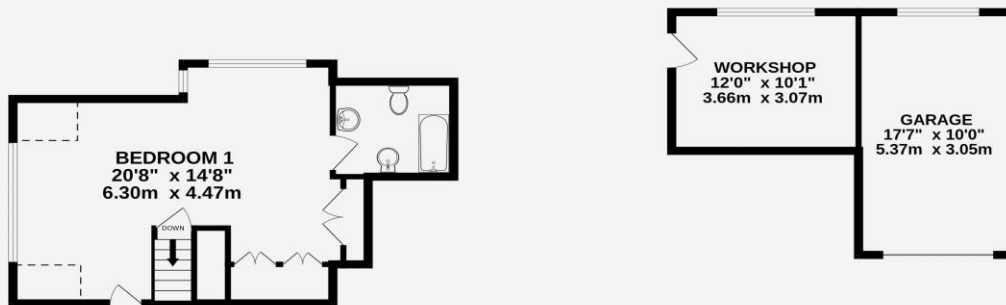
Agents Note

Please note that the floorplan is not to scale and is for identification purposes only.

GROUND FLOOR



1ST FLOOR



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