

FORTNAM SMITH & BANWELL



GRADE II LISTED END OF TERRACE HOUSE

SITTING ROOM & FURTHER SNUG

PARKING SPACE

FOUR BEDROOMS (THREE DOUBLE, ONE SINGLE)

LOW MAINTENANCE GARDEN

NO ONWARD CHAIN



2 Spring Cottages, Uplyme Road, Lyme Regis, Dorset, DT7 3LS

£375,000

An end of terrace four bedroom Georgian house, boasting character features throughout.



Occupying an edge of town position, but within easy walking distance of Lyme Regis centre and beaches, the property benefits from four bedrooms, three of which are doubles, together with a comfortable sitting room, snug/study, and a generous kitchen/diner, as well as two bathrooms, one of which is situated on the ground floor. While generally in good decorative order throughout, potential buyers might see the opportunity for some refurbishment.

Outside the main garden was designed by the award-winning Amanda Patton. The garden is low maintenance and offers a raised decking area together with a patio, and two areas laid to artificial grass. At the front, the property benefits from off road parking, and there is a possibility of creating further parking to the side if desired. The carpets, curtains, white goods, and certain pieces of furniture will be included in the sale.

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 this, 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 is a designated 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 3/4 hours). Taunton and the market town of Dorchester are both a similar distance from Lyme Regis. Locally there are primary schools in Lyme Regis and Uplyme, along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation briefly comprises:

Entrance Porch

Stable door. Wall mounted lights. Door to:

Sitting Room 16' 0" x 18' 0" (4.87m x 5.48m)

Wood laminate flooring. Radiator. Window seat and sash windows to front. Gas fired replica wood burning stove. Exposed beams. TV & Telephone points. Stairs rising to first floor. Opening to:

Snug/Study

Laminate flooring. Exposed beams.

Shower Room

White suite comprising: WC. Shower cubicle. Wash hand basin. Radiator. Extractor fan. Privacy window.

Kitchen 15' 0" x 12' 0" (4.57m x 3.65m)

Fitted with a range of base cupboards and drawer units with matching wall cupboards, and a free-standing island. Laminate worksurfaces with inset sink and drainer. Gas hob with a concealed extractor hood above. Fridge freezer and washing machine (both included in sale). Feature bay window with sash units. Tiled flooring. Window. Double doors open to garden.

First Floor Landing

Loft hatch. Sash window to rear. Boiler and airing cupboard along hallway.

Bedroom 1 16' 0" x 10' 2" *Excluding Bay window* (4.87m x 3.10m)

Exposed floorboards. Feature fireplace. Built in cupboard. Bay sash window with views over the town.

Bedroom 2 12' 0" x 10' 0" (3.65m x 3.05m)

Exposed floorboards. Loft hatch. Radiator. Sash window.

Bedroom 3 12' 0" x 9' 0" (3.65m x 2.74m)

Window to front with views over the town. Radiator.

Bedroom 4 9' 3" x 7' 4" (2.82m x 2.23m)

Window to side. Radiator.

Family Bathroom

White suite comprising: WC. Panel bath with tiled surrounds and electric shower and further hand shower attachment. Extractor fan. Radiator. Tiled flooring.

Outside

2 Spring Cottages is situated within very close proximity of the highly rated Woodroffe School. The house is approached via a small paved pathway leading into a storm porch. There is further side access via a timber gate to the main garden. The main garden is mainly laid to low maintenance landscaping, with a raised timber decking area and further patio seating, as well as two artificial lawn spaces, all enclosed by stone walling. The front outside space is bordered by mature shrubs and trees interspersed with timber sleepers. A paved lay by provides parking for one vehicle.

Services

All mains services are connected. Gas-fire central heating.

Local Authority

Dorset County Council. The property is Grade II listed.

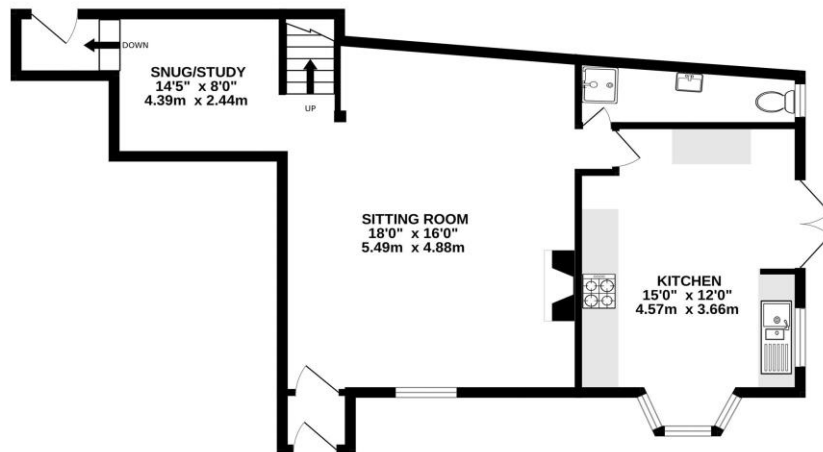
EPC rating D.

Tax band D.

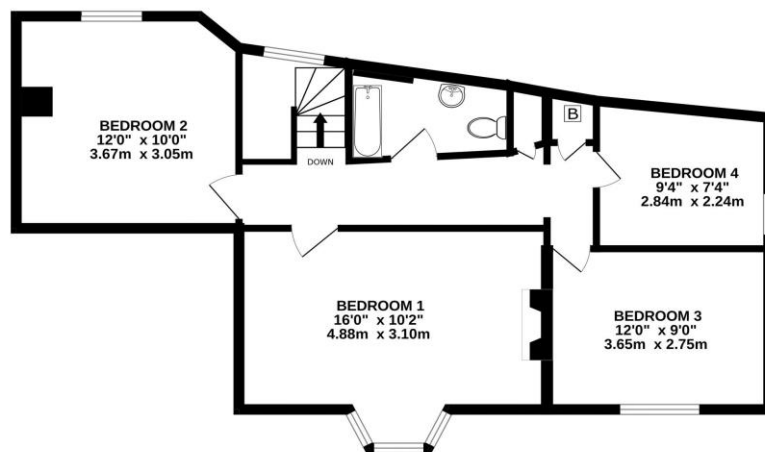
Agents Note

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 approximate, photographs and floor plans are provided for guidance only.

GROUND FLOOR
636 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes 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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