

# FORTNAM SMITH & BANWELL



**CHARACTER COTTAGE**

**LOUNGE**

**TWO BEDROOMS**

**REQUIRING UPDATING**

**KITCHEN**

**GENEROUS REAR GARDEN**



**Sandpiper 11, Sherborne Lane, Lyme Regis, Dorset, DT7 3NY**

**£380,000**



# **A character mid terraced cottage situated in a desirable location a short distance from the town centre, seafront and beaches.**



A pretty mid terraced cottage situated with gardens to the front and rear is situated in a desirable location, close to the popular Old town and a short walk to the shops, local facilities, seafront and beaches. Requiring some updating, the accommodation with gas central heating briefly comprises: Entrance hall. Lounge. Kitchen. First floor landing. Two bedrooms and a bathroom.

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 briefly comprises:

Hard standing pathway leading to front entrance door to:

### Hall

With radiator, staircase rising to first floor. Door to:

### Lounge 13' 5" x 10' 8" (4.09m x 3.25m)

With double glazed window to front, radiator, telephone point, electric fire. Door to:

### Kitchen 14' 0" x 4' 11" (4.26m x 1.50m)

With vinyl flooring, double glazed window to rear, part obscured glazed door to garden, built in cupboard, understairs cupboard, radiator, fitted base unit with laminate worktops, wall mounted cupboards, 'Hygena' unit with inset porcelain sink and drainer, space for oven.

## FIRST FLOOR

### Landing

With loft access. Doors to:

### Bedroom 1 10' 6" x 9' 7" (3.20m x 2.92m)

With double glazed window to front, radiator, built in wardrobes, built in linen cupboard housing boiler.

### Bedroom 2 8' 11" x 7' 5" (2.72m x 2.26m)

With floorboards, double glazed window to rear, radiator, built in cupboard.

### Bathroom

With vinyl flooring, single glazed obscured window, radiator, wall heater,

WC, hand basin, panelled bath within tiled surround.

## Outside

Sherborne Lane is a picturesque narrow lane linking Broad Street with the River Lym and the old town, within easy reach of the town centre and seafront. There is a metal pedestrian gate from Sherborne Lane to a hard standing pathway leading to the front entrance for the cottage, with shrub beds to one side. The rear garden is accessed from the kitchen internally, with a hard standing area to the lower level and steps up to a large patio area, bordered to one side by high hedging and mature planting. There is also a timber shed to one corner of the garden, with the rear being enclosed by part timber fencing and brick walling.

## Material Information

Local Authority: Dorset Council

Council Tax Band B

EPC Rating E

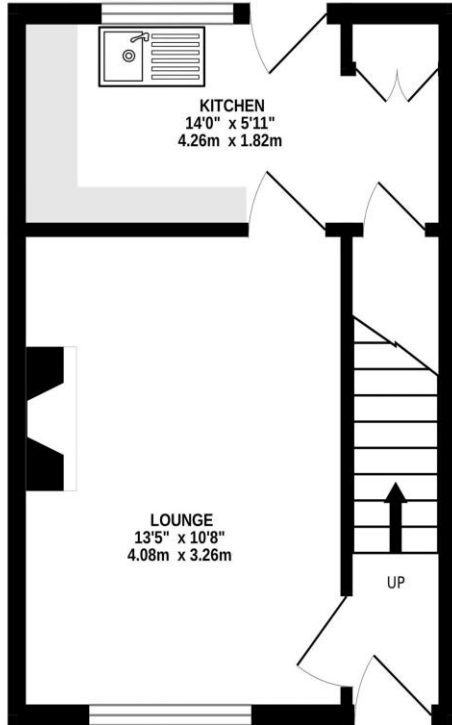
Tenure: Freehold

All mains services connected.

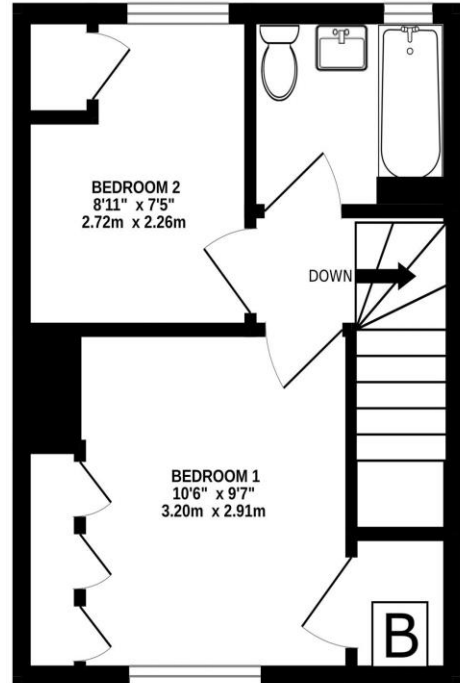
## Agents Note

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  
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR  
247 sq.ft. (23.0 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.

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