

FORTNAM SMITH & BANWELL



CHARACTER COTTAGE

REQUIRING MODERNISATION

PRIVATE COURTYARD

CLOSE TO TOWN, SEAFRONT & BEACHES

THREE BEDROOMS

NO ONWARD CHAIN



43 Coombe Street, Lyme Regis, Dorset, DT7 3PY

£390,000

A characterful Grade II listed cottage situated in the heart of Lyme Regis' Old Town within easy reach of the town, seafront and beaches.



43 Coombe Street is a charming end of terrace cottage, thought to have once been the former cobblers shop for the town. The cottage has retained many of its character features including exposed beams and sash windows, arranged over three floors with versatile space throughout. The property is in need of comprehensive refurbishment and updating and is offered to the market with no onward chain.

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 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 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 excellent primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation briefly comprises:

Front door from Coombe Street to:

Hall/Lobby

With door to courtyard. Stairs rising to:

First Floor Landing

With stairs to second floor. Doors to:

Cloakroom

With vinyl flooring. Obscured window. Wash hand basin. WC. 'Potterton' boiler. Radiator. Built in cupboard.

Lounge 15' 9" x 11' 2" (4.80m x 3.40m)

Bay window. Radiator. Telephone point. Built-in cupboard. Exposed beam. Doors off to:

Bedroom 1 13' 1" x 9' 10" (3.98m x 2.99m)

Bay window. Radiator. Window through to kitchen. Exposed beam.

Kitchen 12' 9" x 5' 7" (3.88m x 1.70m)

Vinyl flooring. Base unit with inset stainless steel sink and drainer. Recess with fitted shelving.

Second Floor

Reception/Bedroom 2 16' 2" x 13' 11" (4.92m x 4.24m)

Built in cupboard. Bay window. Cupboard housing immersion tank. Loft access. Doors to:

Bedroom 3 14' 10" x 8' 1" (4.52m x 2.46m)

Bay window.

Shower Room

White suite comprising: Wash hand basin. Shower cubicle. Tiled surrounds. Radiator. Obscured glazed window.

Lower Ground Floor

Opening from courtyard to lobby. Door to store room. Further door to:

Reception Room/Former Shop Premises

Thought to have once been used as the cobblers shop for the town, with potential for a

variety of uses. Front door from Coombe Street with glazed window, base unit with inset sink and drainer, under stairs cupboard, closed off doorway to main lobby, exposed beams.

Outside

Coombe Street is situated within easy reach of Lyme Regis town centre and seafront, in a tucked away back street which is rich with character properties within the Old Town. No. 43 is found close to Broad Street and Bridge Street to the bottom of the main High street. There is a timber pedestrian gate adjacent to the cottage which leads to the hard standing courtyard space which is of a good size, with an outside toilet found to the far end. A squared archway from outside leads to a lobby area which subsequently provides access to the lower ground floor space for the cottage. There is no parking with the property.

Material information

Local Authority: Dorset Council.
Tax band: C. Freehold.

The property is Grade II listed. The property has a flying freehold over the neighboring property. Planning permission was once applied for to create a parking space within the existing courtyard space for the property, although this has now lapsed.

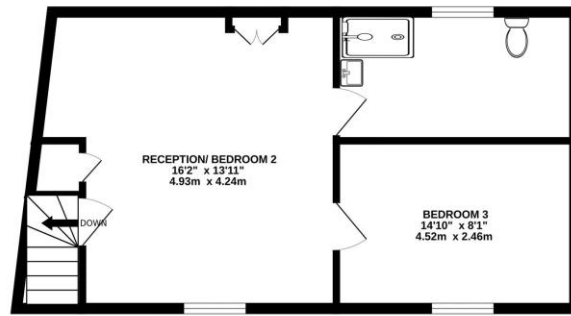
Services

All mains services connected. Gas-fired central heating.

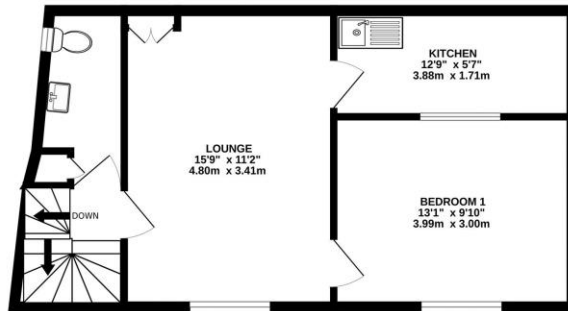
Agents Note

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.

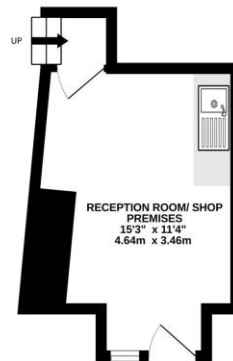
2ND FLOOR



1ST FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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