



Charmouth Road, Raymonds Hill
£695,000

FORTNAM
SMITH & BANWELL

Heathfield

£695,000

**Charming spacious chalet bungalow ~
Level landscaped 0.5 acre gardens ~ Triple
aspect Living Room with fireplace ~ Large
fitted kitchen and separate utility ~ Dining
Hall ~ Conservatory ~ Two double beds
ground floor, one with en suite ~ Family
Bathroom Ground floor ~ Three first floor
bedrooms and family bathroom ~
Additional bathroom first floor**

Heathfield was originally constructed in 1928 with a first floor added in 1999. A most attractive setting in Raymonds Hill in a 0.5 acre level garden plot. The internal layout is adaptable to suit a variety of family uses either as bedrooms, office space, playrooms, hobbies etc. A very pleasing characterful property with a great deal of natural light and a beautiful large garden.

Long gravel drive forms an L shape by the garage. Front door into entrance hall. Into dining room with fireplace and space for electric log burner. French doors out to conservatory with views of rear garden. External door to garden & patio.

Door off dining room to en suite bedroom with shower WC and hand basin. Rear hall with stairs to first floor. Bedroom 2 also a double room. Spacious bathroom with bath, Wc, and handbasin.

Bright large family kitchen with fitted units. Range electric cooker plus extractor. Negotiable freestanding island unit. 2nd kitchen door back to dining hall.



Separate adjacent utility with door to garden. Space for washing machine, tumble dryer and tall fridge freezer.

From rear hall the final door to very spacious triple aspect L shaped living room with feature fireplace and French doors to gardens. Door off to small study.

First Floor: Landing with timber balustrade and eaves storage. Bedroom 3 double to rear with external door out to pretty timber balcony with garden views, also a dressing room.

Two further bedrooms, beds 4 & 5 currently utilised as storage/ additional office space. Bathroom with Wc, bath and handbasin.

Outside: A gardeners delight! Pretty planted beds flank the frontage. Gated low fence to gardens (Dog safety) Lovely expanse of flat lawn with mature beds & planting. Vegetable area. Two greenhouses

Garage with up & over door. Shed & wood store behind

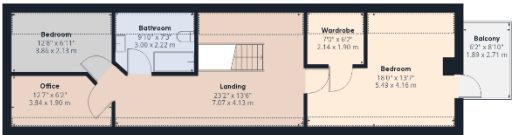
Timber summerhouse . Timber shed. Paved patio. Sited mobile home adjacent to the bungalow with two beds, lounge diner, fitted kitchen and shower room. Connected to the bungalows` drainage and electric but with calor gas . Front garden with lawn and mature beds plus greenhouse.

EPC D. East Devon DC F. Oil central heating. Double glazing. Mains drainage.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area¹⁰

2420.02 ft²
224.83 m²

Reduced headroom

186.33 ft²
17.31 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



53, Broad Street, Lyme Regis, Dorset, DT7 3QF
T: 01297 445666
E: lymeregis@fsb4homes.com
www.fsb4homes.com

