



Queens Walk, Lyme Regis
£255,000

FORTNAM
SMITH & BANWELL

50 Queens Walk

£255,000

**Semi Detached House ~
Two Double Bedrooms ~
Popular Residential Area ~
Driveway Parking ~ Two
Reception Rooms ~ Ideal
Starter Home**

The Property

A modern semi detached two bedroom house located within a small cul de sac on the Eastern side of Lyme Regis with enclosed garden and driveway parking.

Constructed during the 1980's this well appointed property offers an exciting opportunity for first time buyers as well as a potential second home. From the front garden and driveway steps lead up to the front elevation and a double glazed door takes you through into a small entrance porch. There is a sitting room featuring a mock fireplace and the staircase extending up to the first floor accommodation. The kitchen/dining room overlooks the garden is fitted with a good range of traditional wood front kitchen units and incorporates a range of integrated appliances. From the dining area a door leads through to a double-glazed conservatory built with brick elevations.

To the first floor are two double bedrooms and a smart refitted bathroom with white suite, extensive tiling and a vanity unit. The master bedroom enjoys



southerly views over Lyme Regis and a sea glimpse. There are double glazed windows installed throughout, gas fired central heating and a pull down ladder to the loft space.

Outside

To the front of the property is a low maintenance front garden and adjoining driveway suitable for two cars. Gated side access continues beyond the driveway into an enclosed rear garden. The garden is tiered over two levels with seating areas on both levels and attractive established shrub and flower beds. Outside tap and garden shed with power connected.

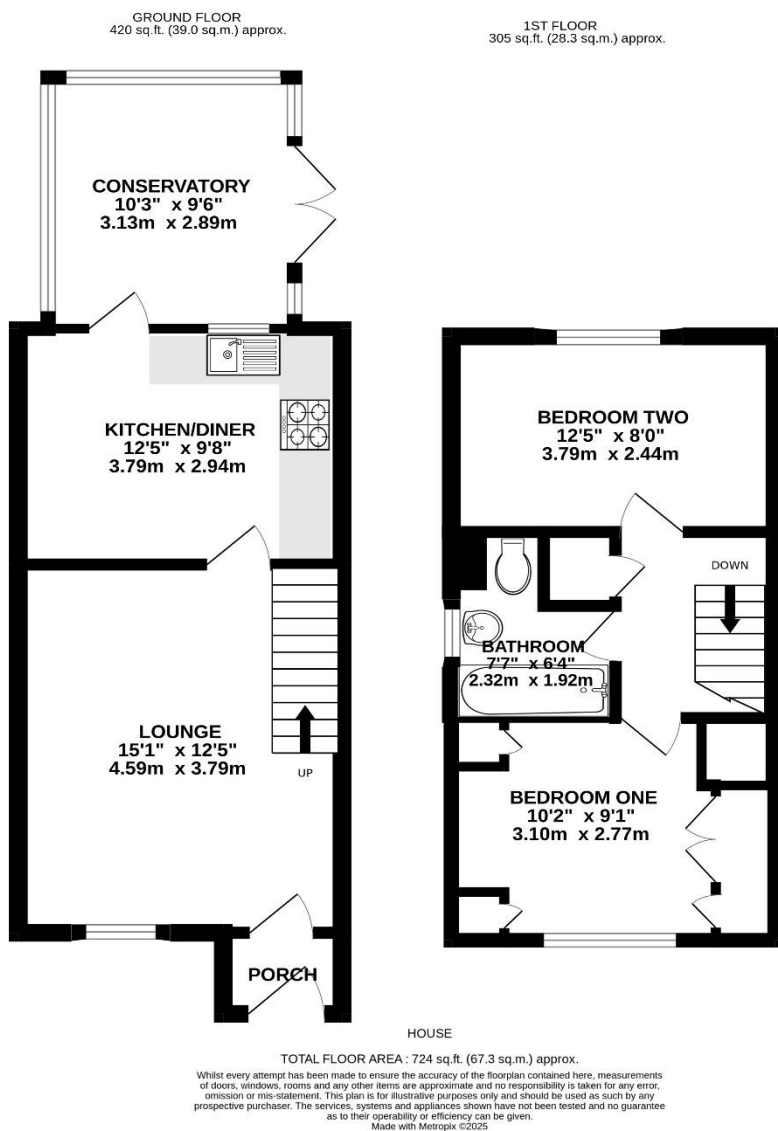
Location

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.

Services

We are advised all mains services are connected. Council Tac Band B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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