



Coombe Street, Lyme Regis
£425,000

FORTNAM
SMITH & BANWELL

2 Coombe Street

£425,000

**Two Bedroom Period Cottage
~ Old Town Location ~ A
Short Walk to Town &
Beaches ~ Character Features
~ Grade II Listed ~ No Onward
Chain**

The Property

Situated in the popular old town of Lyme Regis this Grade II listed cottage is situated a short level walk from the towns shops, seafront and beaches.

The property is on the picturesque river walk that passes the historic town mill with its restaurant, microbrewery and galleries. The cottage offers excellent second home or holiday letting potential.

This beautifully presented cottage has been very well maintained by the present owners. The front entrance door opens to the good-sized double aspect lounge with two large sash windows, enclosed radiators and woodburner on a slate hearth.

The family bathroom, also located on the ground floor is fitted with a white suite comprising a panelled bath, wc, wash basin and window to the rear.

From the lounge stairs down to the lower ground floor lead into a kitchen/dining room with exposed beams and fitted with a range of cream fronted units comprising base cupboards and drawers with



matching wall cupboards and display units. Roll edge work surfaces have tiled surrounds and a contemporary inset round sink/drain. Integrated appliances include dishwasher, double oven, 5 ring gas hob, fridge and freezer. There is space to fit a good sized dining table and the room has an understairs WC. Two windows give picturesque views over the river Lym as well as a side access door leading out onto the public footpath to the water's edge.

From the lounge stairs lead up to the first floor landing with access to the loft space. Two double bedrooms both having sash windows and radiators fitted with the smaller of the two looking over the river Lym at the back of the property.

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.

Council Tax

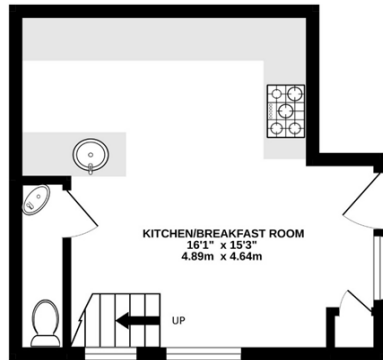
We are advised the property is tax band N/A. Dorset County Council.

Services

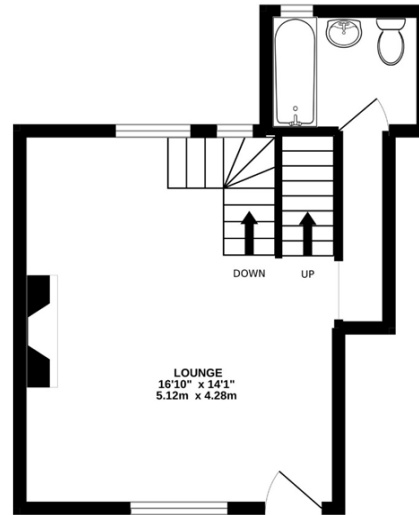
We are advised that all mains' services are connected



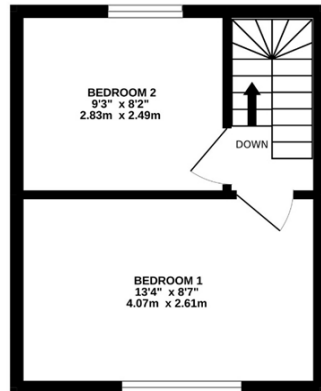
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 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.

FORTNAM
SMITH & BANWELL

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

