



Monmouth Street, Lyme Regis  
£479,950

FORTNAM  
SMITH & BANWELL



# 1 Monmouth Street

£479,950

**Period Terraced House ~  
Three Story**

**Accommodation ~ Close to  
Town Centre & Seafront ~  
Three Double Bedrooms ~  
Grade II Listed ~ No  
Onward Chain**

## **The Property**

Nestled in the heart of the picturesque and historic old town, this charming period terraced cottage has a light and airy feel throughout and is just a 3 minute level walk to the seafront. Set over three floors, this spacious property boasts original features, sash windows and characterful detailing throughout, making it an ideal home for a family or an investor seeking an investment opportunity.

Number 1 is situated in the historic Monmouth Street and forms part of the Lyme Regis old town.

Steps up from the street lead to the front door of the cottage with original Georgian fanlight, into the lounge with solid sweet chestnut flooring throughout, woodburner, understairs storage cupboard, exposed beams and bay





window looking onto the old town. An opening into the fitted solid wood galley style kitchen fitted by Dorset Pine Kitchens fitted with a range of wood units comprising base cupboards and drawers with matching wall cupboards. Wood work surfaces with inset stainless steel sink and drainer and four ring gas hob with oven below and extractor above. Integral appliances include fridge and separate freezer, and washer/dryer and dishwasher. Two velux windows and further windows making a light and airy room. Natural stone flooring with underfloor heating. Rear access stable door.

Throughout the first and second floors and both staircases are stripped original floorboards. The stairwell has original wood panelling. The Master bedroom is on the first floor and benefits from a large sash window, two built in storage cupboards and an en-suite shower room with a white fitted suite. A further family bathroom completes this floor with white suite comprising: Panel bath. Shower cubicle. WC. Wash hand basin. Heated towel rail and tiled surrounds. The second floor has two further double bedrooms one with a fitted storage cupboard.

To the rear is an enclosed sun trap garden with solid wood decking, and a storage shed.

### Services

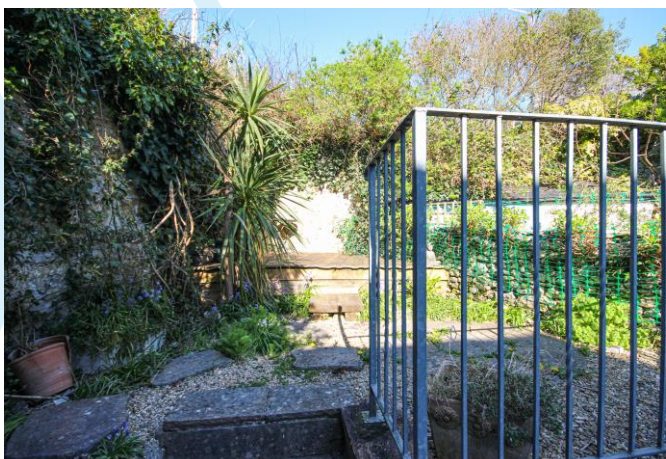
Local Authority: Dorset County Council.

Council Tax Band: Business Rates.

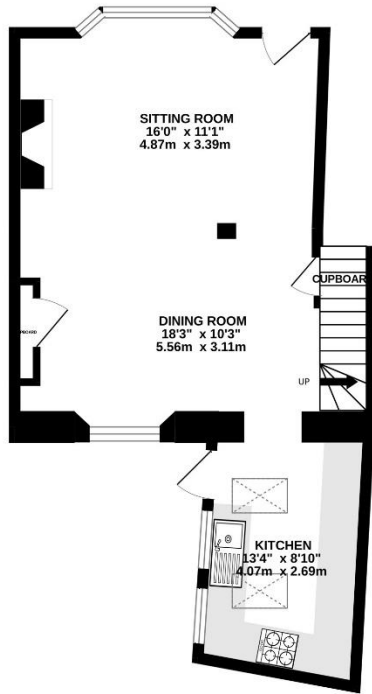
Tenure: Freehold.

All Mains services connected.

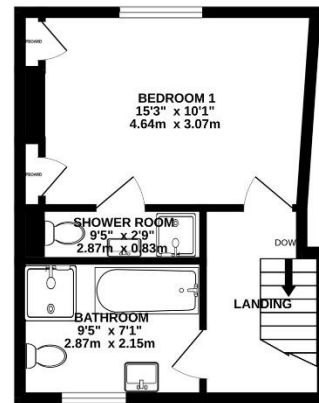
Grade II Listed.



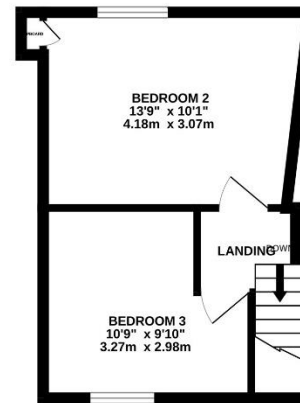
GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.3 sq.m.) approx.



2ND FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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