



Haye Close, Lyme Regis
£420,000

FORTNAM
SMITH & BANWELL

1 Hays Close

£420,000

**Semi Detached Bungalow ~
Two Double Bedrooms ~
Pretty Gardens ~ Popular
Residential Location ~
Spacious Living
Accommodation ~ Parking
and Garage**

The Property

Situated within easy reach of the town centre and the seafront this semi detached bungalow with some views and private gardens is set at the head of a popular and peaceful cul de sac. It is estimated to have been built in the late 1960s/70's.

The property accessed via steps off Hays Lane that lead to the storm porch. A door into the entrance hall with engineered Oak flooring has a storage cupboard, separate WC and further airing cupboard housing the hot water tank. The L shaped lounge is the feature room in the property woodburner on a stone fireplace and a large window looking over the front garden. Double doors lead into the dining room creating a nice flow to the property with sliding doors leading to the conservatory.



The kitchen is fitted with a range of modern wood effect style units comprising base cupboard and drawer units with matching wall cupboard and wall trim. Laminate work surfaces with inset porcelain sink and drainer with tiled surrounds. Free standing four ring gas hob. Appliance space for a standup fridge/freezer.

Two double bedrooms can be found at the opposite end of the property with the main being dual aspect with views over the rear garden and benefitting from fitted wardrobes. These are both serviced by a shower room with white suite.

Outside

The front garden is approached from Haye Lane with steps up to the storm porch. Side access leads to the rear garden that houses a large variety of mature trees and shrubs. A small tributary runs down the East side of the garden that runs to the River Lym. Paved steps lead to the rear of the garden with store shed, compost area and paved seating area perfect for sitting out and enjoying the sunny garden. A greenhouse has a door into the garage found at the rear of the property with vehicle access and allocated parking adjacent.

Material information & Tenure

Local Authority: Dorset Council

Council Tax Band: D

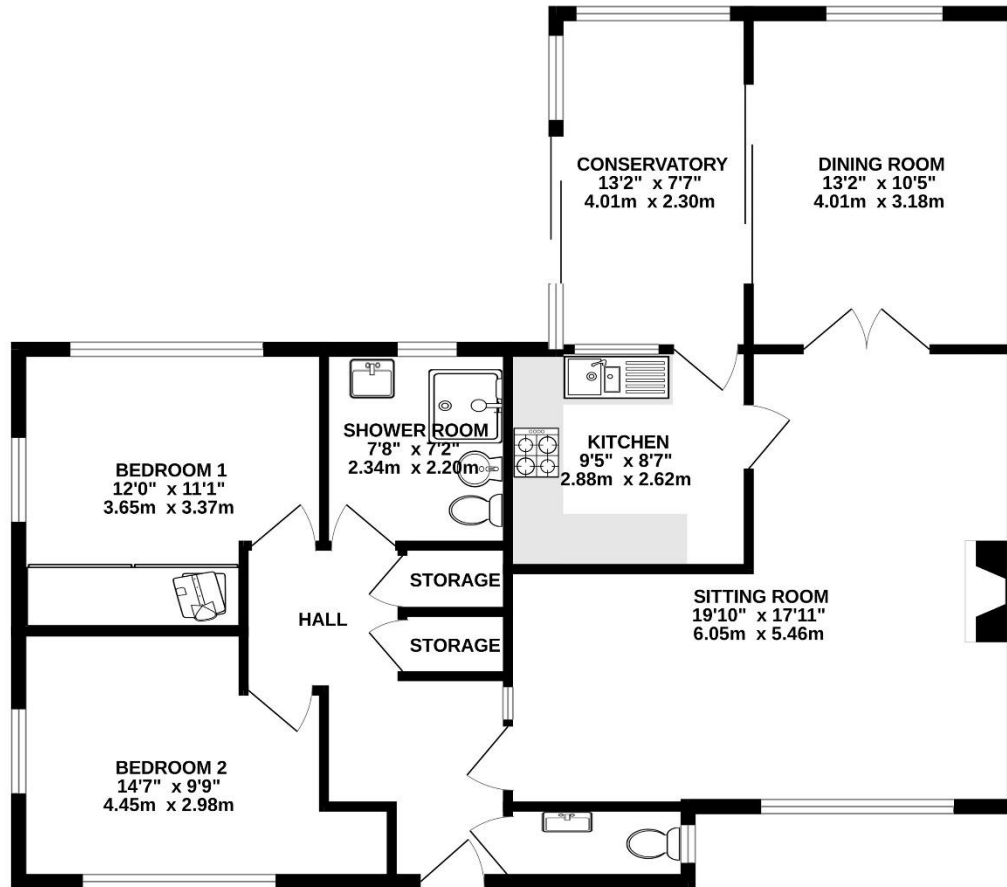
Tenure: Freehold

Services

We are advised all mains services are connected



GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	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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