



Dragons Hill
Lyme Regis

FORTNAM
SMITH & BANWELL

5 Dragons Hill

Lyme Regis, Dorset, DT7 3HW

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A well appointed detached bungalow with superb countryside views, a large garden, parking and double garage, occupying a prime location within this highly sought after and popular residential area.

Detached Bungalow ~ Four Bedrooms ~ Sought after Location ~ Far Reaching Countryside and Sea Views ~ Secluded Rear Garden ~ Driveway Parking & Integral Double Garage

5 Dragons Hill is a spacious coastal home, well presented and boasting the most impressive far reaching views across the Lym Valley towards Uplyme and sea views in the Lyme Bay. Occupying a lovely position in a quiet and sought after cul de sac comprising just 7 individual homes, 5 Dragons Hill is found on the Eastern side of the town close to the centre of Lyme Regis and the iconic Cobb Harbour, seafront and beaches, as well as the South West Coast path.

The property built in the 1970's, enters into the lobby with plenty of hanging space for coats and three storage cupboards. The dual aspect sitting room is a spacious, light and airy space that is carpeted throughout, a gas fireplace is found on a stone hearth. Two sets of doors lead out onto the patio with views over the garden and countryside beyond. This flows nicely into the dual aspect dining room via a large opening and has French doors leading to the patio.





The kitchen/breakfast room is fitted with a range of units including base cupboards, drawers and matching wall cupboards and wall trim. Laminate work surfaces with two inset stainless steel sinks and tiled surrounds. Inset four ring gas hob. Fitted appliances include oven, fridge and freezer. Space for dishwasher. Laminate flooring. A window boasts excellent views towards Uplyme.

The separate utility room with washing machine and tumble dryer is an extremely useful space with fitted washing machine and units. Laminate work surfaces also have an inset sink and drainer. A door accesses the rear garden.

There are four bedrooms all benefitting from fitted wardrobes. The master bedroom has a ensuite with bath, wc, wash hand basin and radiator. The second, third and fourth bedroom are all comfortable doubles with windows looking over the rear garden. A family bathroom and separate WC complete the accommodation and are fitted with a coloured suites.

Outside

The property is approached via a tarmacadam driveway allowing parking for multiple vehicles, the garden is bordered by a variety of hedges and shrubs providing privacy. The rear garden, accessed from both sides of the property, is mainly laid to lawn with planting beds and a variety of mature trees. The paved patio creates an excellent space to take in the views. A further store shed and a variety of fruit trees and shrubs complete the garden.



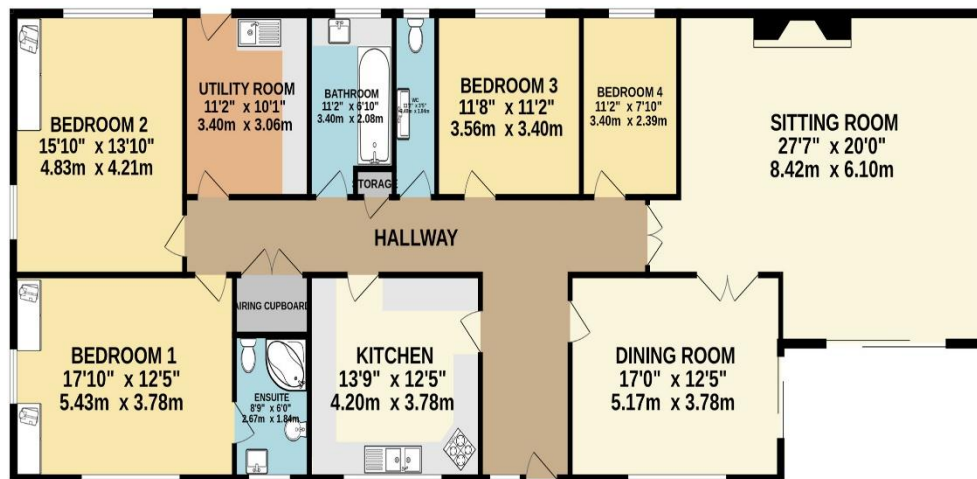
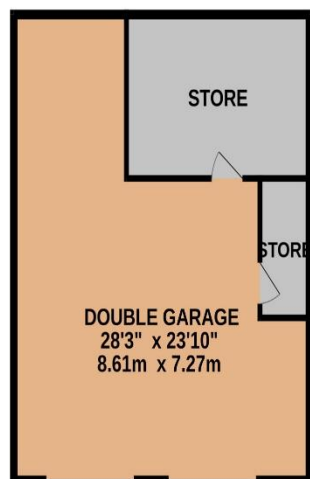






GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
2071 sq.ft. (192.4 sq.m.) approx.



TOTAL FLOOR AREA : 2745 sq.ft. (255.0 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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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 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 recently 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 Exeter (41 minutes) and Waterloo (Approx. 2 ¾ 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 primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.

Council Tax:

We are advised that this property is in Council Tax Band G. Dorset County Council.

Services:

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Gas central heating

EPC Rating: D

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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