



Monkton Wyld
£420,000

FORTNAM
SMITH & BANWELL

1 Monton Wyld Cottages

£420,000

Semi Detached House ~ Three Bedrooms ~ Rural Location ~ Large Gardens ~ Parking for two/three vehicles ~ No Onward Chain ~ Magna Restriction Applies

This well presented & spacious three bedroom semi detached family home with front and rear gardens and off-road parking for two/three vehicles, is conveniently located a few miles away from the seaside resort of Lyme Regis with the whole coastline designated a World Heritage Site commonly known as the Jurassic Coast. The town of Axminster is a busy market town in East Devon close to the border with West Dorset and Somerset and is also only a few miles away.

The property is approached via a paved pathway through the front garden to the front door. The entrance hall has stairs rising to the first floor and useful coat hanging space. The dual aspect Lounge with windows looking over both of the front and rear gardens and is fitted with a woodburner on a slate hearth.

The dual aspect kitchen/diner is the feature room of the property. The kitchen fitted with a comprehensive range of wooden units comprising base cupboards and drawers with matching wall cupboards. Laminate worktops with inset stainless-steel sink and drainer with tiled splashbacks. A useful larder cupboard is found under the stairs. Appliance



space for a gas cooker (extractor fan built in above) and fridge/freezer. A separate utility room has space for a washing machine and tumble dryer and also has a fitted stainless-steel sink and drainer. A separate WC and further store cupboard complete the ground floor with access door to the garden.

The first floor comprises three bedrooms with the spacious main bedroom and third bedroom benefitting from windows looking over the rear garden and countryside views beyond. Bedroom two is a good-sized double with dual aspect window looking over the front garden. A family bathroom completes the accommodation with white suite including a bath with shower attachment and tiled surround, vanity unit, WC, wash hand basin, electric heater, laminate flooring and obscured window.

Outside the front garden is mainly laid to lawn with a variety of shrubs creating privacy from the lane. A timber store shed and double garage with electric is found after the parking area with space for 2/3 vehicles.

The large rear garden is mainly laid to lawn and bordered by shrubs and mature trees. A wooded area also forms part of the plot to the Eastern side of the property.

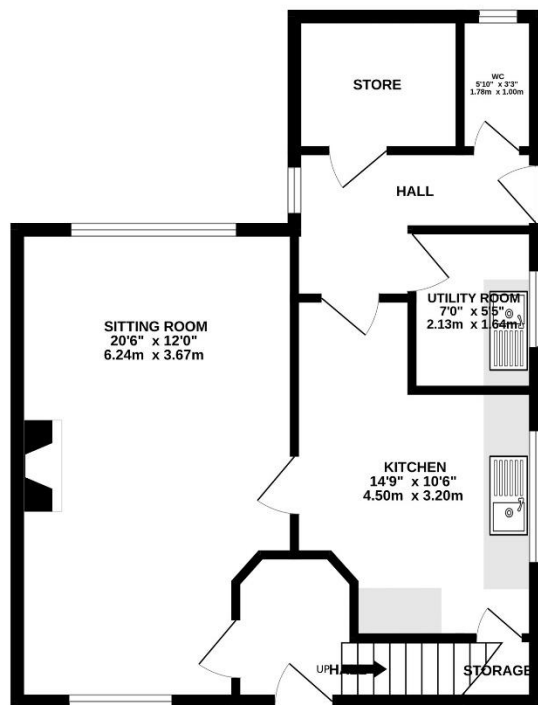
Council Tax Band C.

Mains water and electric. Septic tank shared with next door. Electric Heating and double glazing throughout.

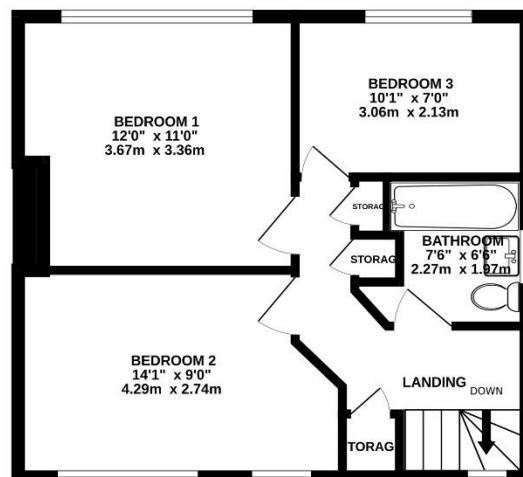
The property is subject to section 157 of the housing act 1985. Please note: The property can only be purchased by someone who has been living or working in the area for 3 years or more or if there is a local family connection. However, other cases may be considered but all inquiries should be directed towards Magna Housing Association.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 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		105 A
81-91	B		
69-80	C		
55-68	D	55 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.

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

