



Oak View, Lyme Regis
£575,000

FORTNAM
SMITH & BANWELL

2 Oak View

£575,000

Modern Family Home ~ Four Bedrooms (One Ensuite) ~ Kitchen/Dining Room ~ Sea Glimpses ~ South Facing Rear Garden ~ Garage & Parking

The Property

Situated in a peaceful cul de sac on the popular Woodberry Copse development approximately ½ a mile from the town centre, beaches and seafront with lovely countryside walks closeby this beautifully presented detached family home was completed in 2018 to a quality specification. The modern family friendly layout offers bright, spacious and flexible accommodation ideal for a growing family or those working from home.

The property fronts on to a communal green that gives the feeling of space. A storm porch enters into the entrance hall with stairs rising to the first floor, a useful understairs storage cupboard and cloakroom with white suite WC and wash hand basin. The dual aspect lounge has views across the communal green and a square bay window.

The kitchen is fitted with a range of gloss white cupboards and drawer units with matching wall cupboards and island units. Laminate worktops with inset sink and drainer and tiled surrounds. Inset induction hob with stainless steel extractor



hood above. Range of integral Bosch appliances including double oven and grill, fridge/freezer and dishwasher. The room is triple aspect with French doors opening to the garden from the dining area. A separate utility room has a rear access door and units with space for a washing machine and wall mounted gas combi boiler.

The first-floor landing has a loft hatch and a airing/storage cupboard. There are four bedrooms in the property with the master benefitting from fitted double wardrobes and an ensuite shower room with white suite comprising: Walk in shower, WC and wash hand basin. Bedrooms two and three are light and airy rooms and also benefit from sea glimpses. A family bathroom completes the accommodation with white suite comprising: Bath, Walk in shower, WC and wash hand basin.

Outside

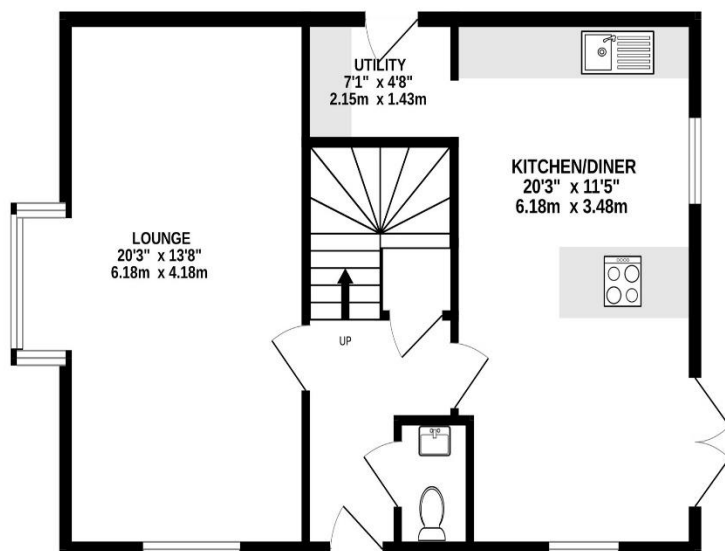
A tarmacadam driveway provides parking for two cars and leads to a single garage with power and rafter storage. The sunny, south facing rear garden is accessed by a side pedestrian gate to the garage and is enclosed by timber fencing and is a particular feature of the property with a paved patio stretching across the rear of the property. A step-down lead to the rear of the garden that houses a variety of shrubs and plants with the majority of the garden laid to lawn.

Services

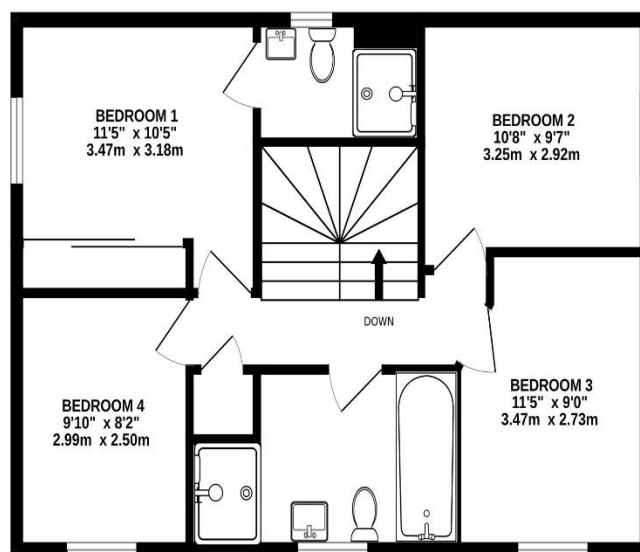
We are advised all mains services are connected. Dorset County Council Tax band F.



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 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		93 A
81-91	B	84 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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