



Coombe Street, Lyme Regis
£439,000

FORTNAM
SMITH & BANWELL

1 Hazel Court

£425,000

Waterside End Terraced House ~ Two Double Bedrooms ~ Spacious Living Accommodation ~ Desirable Location ~ Courtyard Garden ~ Parking Spaces

The Property

1 Hazel Court also known as The Old Bakehouse is situated in a desirable location with a short walk through the attractive Old Town or along the picturesque River Lim Lynch path that leads via a level walk to the seafront and beaches.

The cottage is situated in one of the oldest parts of Lyme Regis (a Conservation Area), sat amongst quaint cottages and beautifully kept houses on the lynch path. You will find quirky art galleries and gift shops, high end public houses, several delicious eateries, as well as a bakery and microbrewery. The main shopping street featuring a mixture of chain and independent shops is only a short walk away.

The property found off Coombe Street with new double glazing throughout enters into hall with stairs rising to the first floor and a cloakroom with WC and wash hand basin. A door leads into the Lounge/Diner that features



a kitchen area fitted with a range of white units comprising base cupboards and drawers with matching wall cupboards. Work surface with inset sink and drainer. Fitted appliances include dishwasher, fridge, electric induction hob with oven below and extractor above and wall mounted combi boiler. The sitting area has windows and back door leading to the courtyard with views over the lynch path allowing you to look up and down the river Lym.

Stairs up to the first floor where bedroom one is found and looks onto the River Lym via the window and includes a modern ensuite shower room with grey tiled surrounds, walk in shower, WC and wash hand basin. Bedroom two also looks over the River Lym. The family bathroom completes the internal accommodation with a white suite comprising: Panel Bath with shower attachment and glass screen. WC. Wash hand basin and tiled surrounds.

Outside

The rear courtyard garden is fully paved with multiple seating areas with a superb view over the river and lynch path. The property benefits from two parking spaces off of Coombe Street, a rarity for properties this close to the town centre.

Material information & Tenure

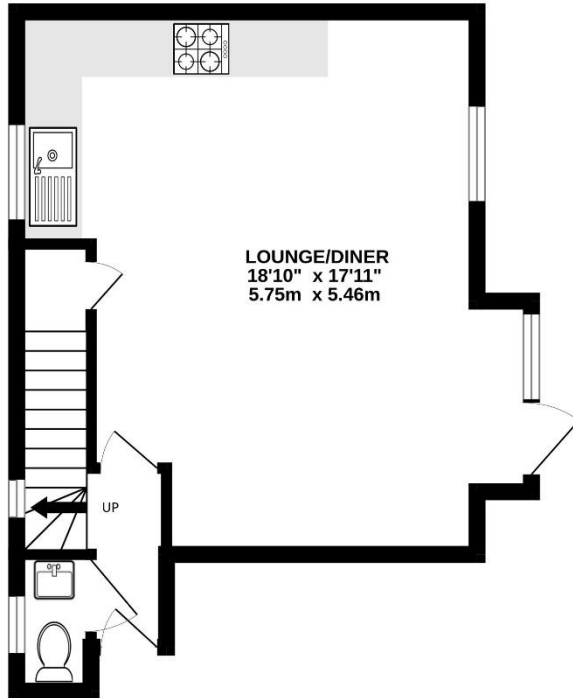
Local Authority: Dorset Council
Council Tax Band: Business Rates
Tenure: Freehold

Services

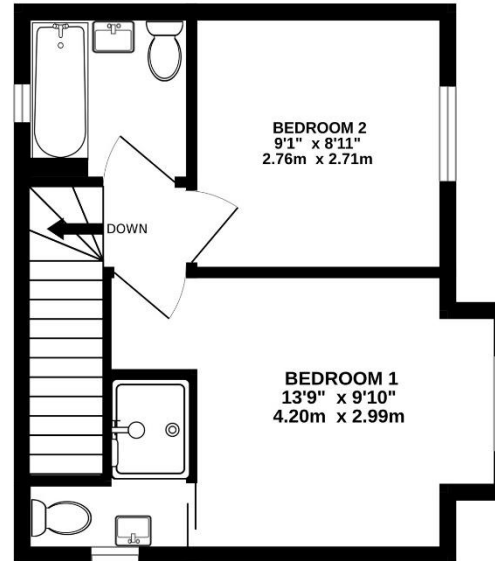
We are advised all mains services are connected.



GROUND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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**FORTNAM
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