



1 Lowerfold

Whalley Lane
Uplyme
DT7 3UP

FORTNAM
SMITH & BANWELL

GUIDE £635,000

One of just two stunning contemporary homes forming part of a new exclusive development with countryside views situated in the desirable East Devon Village of Uplyme close to the Jurassic Coastline at Lyme Regis.

NEWLY COMPLETED HOUSE

QUALITY FINISH

THREE DOUBLE BEDROOMS

SUPERB KITCHEN

VILLAGE AND COUNTRYSIDE VIEWS

PARKING

Situated in the desirable East Devon village of Uplyme a short stroll from the local shop and the popular village pub and a picturesque walk alongside the River Lym to the Jurassic coast at Lyme Regis this semi detached contemporary family home has been completed to a high standard by reputable local developers Bridgecaster Ltd.

Finished with a modern white render with contrasting grey UPVC double glazed windows and European larch cladding under a slate roof Lowerfold is approached from a quiet village lane over a granite stone driveway providing 2 private parking spaces and additional visitor parking.

With lovely views over the village and countryside beyond a decked terrace across the rear of the property provides an ideal space for entertaining with a lawned garden making this the perfect family home.

The entrance porch and front door opens to the hallway with useful storage cupboards and attractive Karndean flooring which extends through the utility room, modern cloakroom/W.C to the kitchen/dining room.

Designed and fitted by Colyton Kitchens this superb contemporary kitchen comprises a comprehensive range of bespoke stylish units with soft closing cupboards and drawers with concealed plinth lighting finished with beautiful composite worktops extending to a breakfast bar. The kitchen is fitted with a range of quality integrated NEFF appliances including a double oven, induction hob, extractor hood, fridge freezer, wine cooler and dishwasher.





The dining area boasts bi fold doors opening onto the decked terrace from which there are lovely views over the garden, village and countryside beyond. An opening leads through to the spacious living room again with bi fold doors on to the rear terrace.

From the hallway an oak staircase rises to the first floor. There are three double bedrooms. The light and airy principal bedroom has Velux windows, a Juliet balcony from which there are far reaching views and a luxury en suite shower room. The beautifully finished, spacious family bathroom has an inset bath and large separate shower.

An air source heat pump provides central heating and hot water with under floor heating through the ground floor.

The property benefits from a new 10year 'buildzone' warranty.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property.

Council Tax Band TBA
EPC Rating TBA

Fortnam Smith & Banwell

01297 445666 | 01297 445666
lymergis@fsb4homes.com | www.fsb4homes.com

FORTNAM
SMITH & BANWELL