

FORTNAM SMITH & BANWELL



SEMI DETACHED HOUSE

NEWLY REFURBISHED

ALLOCATED PARKING

THREE BEDROOMS (ONE ENSUITE)

TWO RECEPTION ROOMS

NO ONWARD CHAIN



52 Queens Walk, Lyme Regis, Dorset, DT7 3BH

£325,000

An extended and recently modernised three bedroom semi detached house found in a popular position on the Eastern side of Lyme Regis.



Situated in a popular residential location on the Eastern side of Lyme Regis, 52 Queens Walk has been well maintained and improved under the current ownership with a side extension being added by previous owners. The property briefly comprises: Sitting/Dining room with new engineered Oak flooring. Newly fitted kitchen. Lounge with French doors leading to the garden. On the first floor three double bedrooms can be found with the master boasting an ensuite shower room and bedroom two benefitting from pleasant views over the town to the sea. The south facing paved patio to the side of the property is enclosed by timber fencing. A garage and allocated parking space is found at the rear of the property.

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 this, 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 is a designated 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 Waterloo (Approx. 2 3/4 hours). Taunton and the market town of Dorchester are both a similar distance from Lyme Regis. Locally there are primary schools in Lyme Regis and Uplyme, along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation briefly comprises:

Door to:

Entrance Porch

Coat hanging space. Radiator. Door to:

Sitting/Dining Room 15' 1" x 12' 5" (4.59m x 3.78m)

UPVC window with views over the town and French doors leading to garden. Radiator. Engineered Oak flooring. Stairs rising to first floor.

Kitchen 12' 5" x 9' 8" (3.78m x 2.94m)

Newly fitted with a range of modern white gloss base cupboard and drawer units with matching wall cupboard and wall trim. Roll edge laminate work surfaces with inset 1 1/2 bowl porcelain sink. Inset induction hob and integral oven. Appliance spaces for dishwasher and fridge/freezer. Utility cupboard housing wall mounted Vaillant gas combi boiler and washing machine. UPVC window and door to rear courtyard.

Lounge 14' 1" x 12' 0" (4.29m x 3.65m)

Engineered Oak flooring. TV point. Two UPVC windows and French doors to the garden. Radiator.

First Floor Landing

Loft access.

Bedroom 1 14' 1" MAX x 12' 0" (4.29m x 3.65m)

Dual aspect windows providing views over the town. Radiator. Door to:

Ensuite

White suite comprising: Shower cubicle with tiled surrounds. WC. Wash hand basin. Vinyl flooring. Obscured UPVC window.

Bedroom 2 12' 5" x 9' 1" (3.78m x 2.77m)

UPVC window with views over the town to the sea. Over stair storage cupboard. Radiator.

Bedroom 3 12' 5" x 8' 0" (3.78m x 2.44m)

UPVC window. Radiator.

Family Bathroom

White suite comprising: Walk in shower with glass screen. WC. Wash hand basin with vanity unit below. Heated towel rail. Vinyl flooring. UPVC obscured window.

Outside

To the side of the property is a paved patio area enclosed by timber fencing accessed from the two reception rooms and a pedestrian gate near the front door. Further courtyard at the rear of the property with access to garage and allocated parking space.

Garage

Fitted shelving. Electric. Window. Rafter storage.

Services

All mains services connected. Gas-fire central heating.

Local Authority

Dorset County Council.

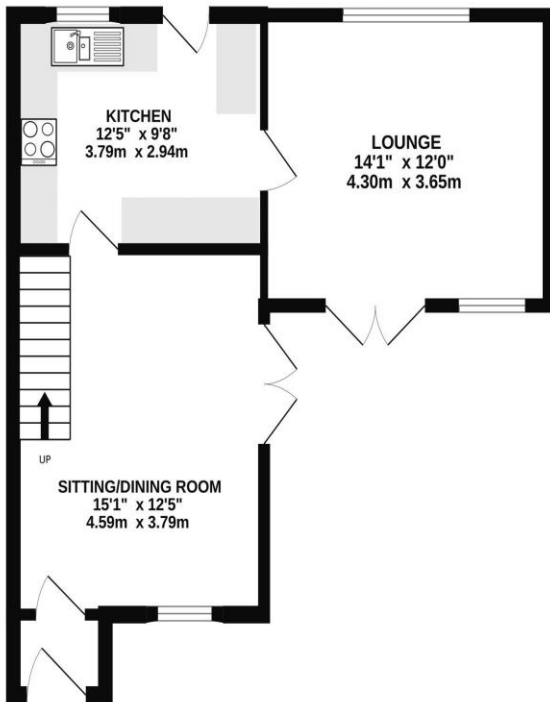
EPC Rating C.

Council Tax band C.

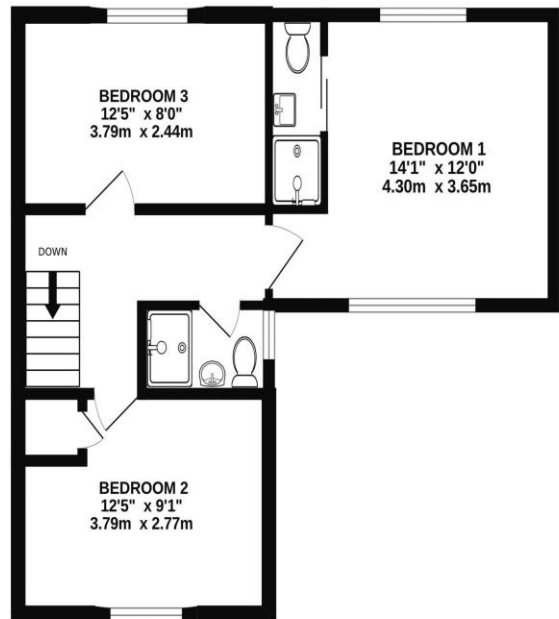
Agents Note

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate, photographs and floor plans are provided for guidance only.

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



HOUSE

TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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