

# FORTNAM SMITH & BANWELL



**SEMI-DETACHED HOUSE**

**TWO BEDROOMS**

**POPULAR RESIDENTIAL AREA**

**LOW MAINTENANCE GARDEN**

**IDEAL STARTER HOME**

**PARKING FOR TWO VEHICLES**



**33 Queens Walk, Lyme Regis, Dorset, DT7 3BH**

**£260,000**

# A pleasant semi-detached house, situated within a quietly tucked away cul-de-sac position with views to the rear.



33 Queen's Walk is a well situated semi-detached house, located within a pleasant cul-de-sac on the edge of Lyme Regis.

The property represents a fantastic opportunity for those seeking their first home, and benefits from a nice outlook and views to the rear across to the other side of the town, with sea glimpses.

Presented in good condition throughout, the house comprises of two double bedrooms, entrance porch, lounge, kitchen and family bathroom, whilst outside there is a low maintenance rear garden and driveway parking for two vehicles found a short distance away.

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:

Laminate flooring. Door to:

### **Lounge** 14' 9" x 12' 5" (4.49m x 3.78m)

Double glazed window to front elevation. Radiator. Stairs rising to landing. Multi panel obscured glazed door to:

### **Kitchen** 12' 4" x 9' 8" (3.76m x 2.94m)

Laminate flooring. Radiator. Double glazed window to rear. Double glazed uPVC door to rear garden. Matching wall and base units with rolled edge wood effect laminate worktops. Tiling to splashback areas. Single bowl stainless steel sink and drainer. Integral 'Zanussi' electric oven with 'Zanussi' induction hob. Space for fridge freezer. Wall mounted 'Glow Worm' boiler.

## First Floor

### **Landing**

With loft access, smoke alarm, airing cupboard housing hot water cylinder.

### **Bedroom 1** 12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to front. Radiator. Fitted wardrobe.

### **Bedroom 2** 12' 4" x 7' 6" (3.76m x 2.28m)

Radiator, double glazed window to rear.

### **Bathroom**

Part tiled, extractor fan, WC, pedestal hand wash basin, panelled bath with thermostatic shower over. Heated ladder style towel rail.

## Outside

Queens Walk is a well established residential area, found to the eastern side of Lyme Regis. No. 33 is situated within a corner position of a quiet cul-de-sac, and is approached via a set of paved steps leading to the front entrance porch with a

further paved pathway to the side of the property leading to the rear garden via a timber gate. The rear garden is low maintenance and mainly laid to patio, and which is slightly tiered, enclosed by timber fencing. There is driveway parking for two vehicles found a short distance away from the house, to the left of No. 31 Queens Walk.

## Material Information

Local Authority: Dorset Council

Council Tax Band: B

Tenure: Freehold

There is a covenant on this property stating that it is not to be used for holiday letting.

## Services

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

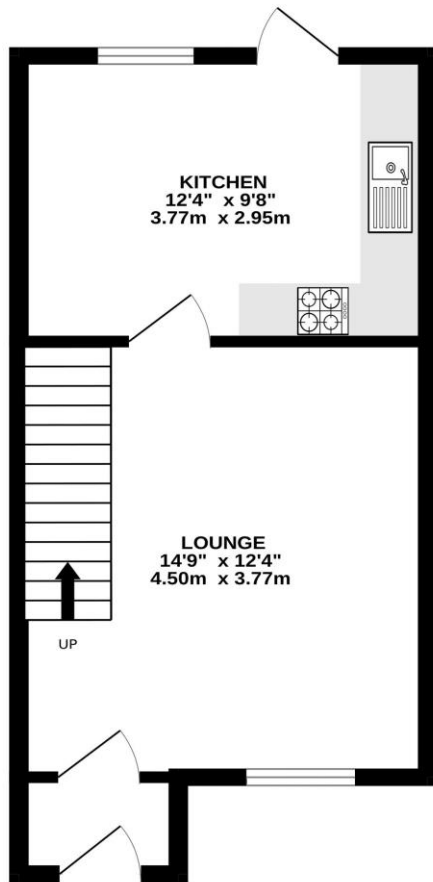
Drainage: Mains

Heating: Gas central heating

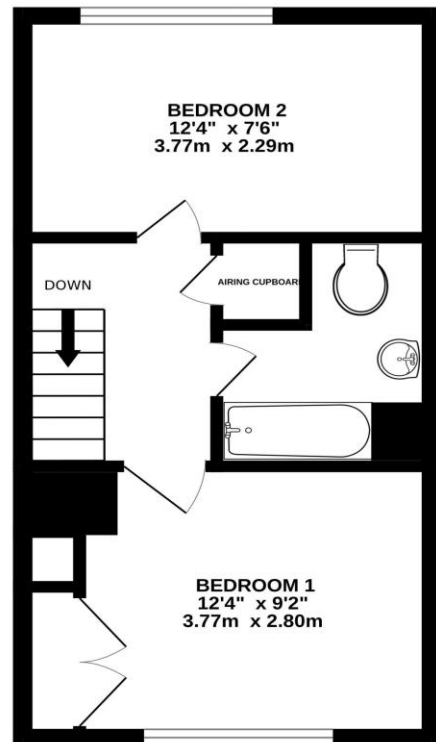
## Agents Note

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 for guidance only.

GROUND FLOOR



1ST FLOOR



#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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.

#### DATA PROTECTION ACT 1998

Personal information provided by customers wishing to receive information and/or services from the estate agent and Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.