



## 'The Charmouth', Monmouth Park, Lyme Regis

An immaculate three bedroom end terraced house situated in the new Monmouth Park development, close to the centre of the popular coastal town of Lyme Regis.

Guide Price  
**£399,950**  
Freehold





## 'The Charmouth', Monmouth Park, Lyme Regis, Dorset

- Built to a high specification
- Bespoke kitchen with integrated appliances
- Contemporary bathroom fittings
- Three bedrooms, one ensuite
  - Driveway parking
  - Rear garden

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

'The Charmouth' is a three bedroom house on the Monmouth Park development, built to a high specification with three bedrooms, one ensuite, open plan living accommodation and the benefit of two parking spaces.

The front door opens into a spacious hallway, with a downstairs cloakroom. The open plan living space is L-shaped, with the sitting and dining area spanning the width of the house, with double doors onto the rear garden and a large understairs cupboard. The bespoke kitchen is fitted with a range of wall and base units with Silestone worktops, and integrated appliances include an electric oven and hob, fridge/freezer, dishwasher and washing machine. The downstairs of the property benefits from heated flooring throughout.

Upstairs there are three bedrooms, one with an ensuite shower room, and all benefitting from built-in mirrored wardrobes. The family bathroom and ensuite are fitted with a contemporary white suite with chrome taps, a heated towel rail and large format porcelain tiles.

### Outside

'The Charmouth' benefit from either a courtyard style garden to the rear, or a patio area with area of lawn beyond. The houses also benefit from driveway parking for two cars either to the side or the rear of the property.

### Services

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

### Local Authority

Dorset Council - 01305 251010.

Council Tax Band to be assessed.

### Situation

Monmouth Park is a stunning collection of traditionally designed homes built to a superior standard with spacious accommodation in the popular coastal town of Lyme Regis. A short drive or a fifteen-minute walk will take you into the

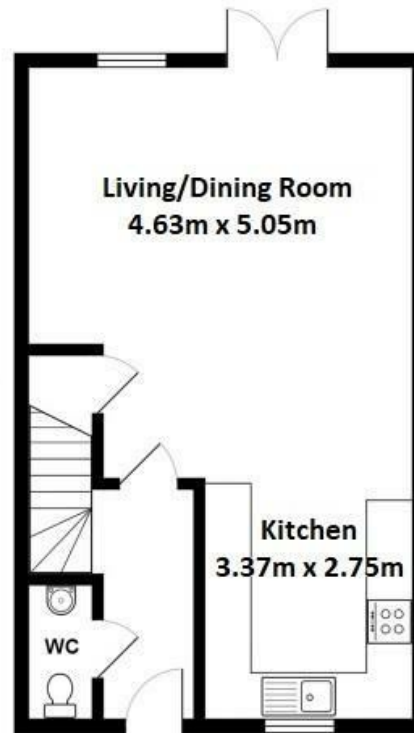
centre of Lyme Regis, a picturesque town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

### Agent note

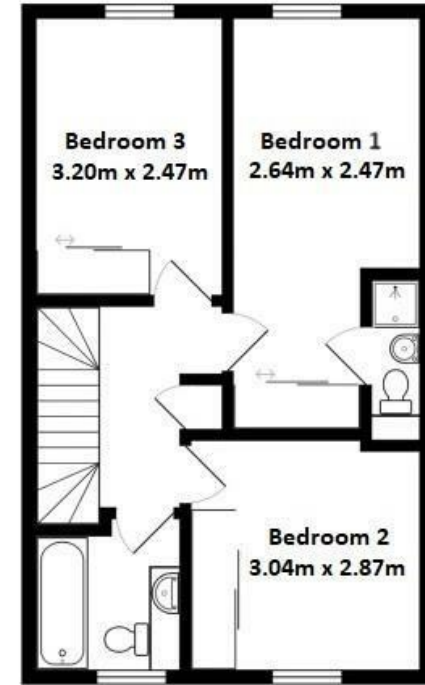
We understand there is a Service charge of £196.53 payable per annum for the maintenance of the private roads and communal area.

## Directions

From the centre of Lyme Regis, drive through the traffic lights at the bottom of town into Charmouth Road, and take the first left into Annings Road. Continue along Annings Road and take the second right turning into Queens Walk. Follow the road up to the top, and take the left turning into Applebee Way. Continue along here around the corner, and the property will be found on the left hand side.



Ground Floor



First Floor

### Example Floor Plans of a Three Bedroom Home

All measurements are approximate and for display purposes only.

Bridport/DME/15.05.2024/REV



01308 422092

Symonds & Sampson 23 South Street

Bridport

Dorset

DT6 3NU

bridport@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

