



Clappentail Park, Lyme Regis

A spacious two bedroom detached bungalow with pleasant views, well-kept gardens, off street parking and a garage.

Guide Price

£599,995

Freehold

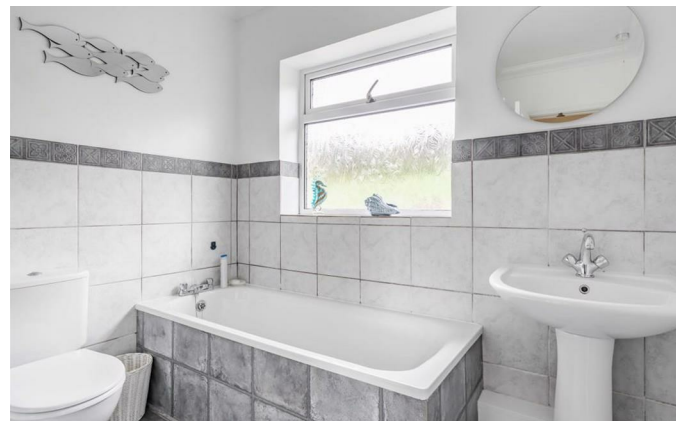
**Symonds
& Sampson**

ESTABLISHED 1858

Clappentail Park Lyme Regis, Dorset DT7 3NB

- Elevated position with views across Lyme Bay
 - Off-street parking and integral garage
 - Beautifully landscaped gardens
- Within walking distance of Lyme Regis town
 - Potential to convert roof space (STPP)

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

Built in the 1960s, this two bedroom detached bungalow occupies an elevated position within walking distance to Lyme Regis town centre. The property offers light and spacious accommodation and beautifully maintained gardens, enjoying panoramic views across the Lym Valley and Lyme Bay.

Upon entering the bungalow there is an integral porch which in turn leads into the lounge. The lounge is a generous size with space to accommodate a sitting area and a dining area if required. A large front facing window takes in much of the lovely views. The kitchen is found at the back of the bungalow looking out onto the garden and enjoying a double aspect. The kitchen has a good variety of floor and wall mounted units with space for a cooker, washing machine, dishwasher, and fridge/freezer. In addition, there are two large storage cupboards and space to accommodate dining table and chairs. Off the kitchen is the conservatory, with wonderful views it is currently arranged as a study and can also be accessed from the lounge.

The bedrooms are found on the other side of the bungalow, two comfortable double bedrooms with fitted wardrobes, the principal of which is a particularly generous room. The bedrooms are served by the family bathroom and there is a separate cloakroom.

The property further benefits from a good sized loft space which most of the properties in the road have incorporated into the accommodation (STPP) and a large integral garage with power and light.

Agent's Note: The property experienced subsidence due to defective drainage in the late 1980s. The problem was successfully remedied by piled raft underpinning in 2004 by a specialist company and a certificate of structural adequacy was issued in March 2005.

The gardens are a particular feature of the property, with formal gardens to the rear of the house with an area of lawn with mature borders

Outside

The gardens are a particular feature of the property, with formal gardens to the rear of the house with an area of lawn. To the front of the property is a driveway providing off-road parking and access to the garage, which has an automatically controlled electric door. The garage has ample space for a large family car, with a utility area and workbench to the rear. To one side of the driveway there is a natural area flanked by mature shrubs and plants and to the other is a large area of lawn.

Situation

Lyme Regis is a most popular and picturesque coastal 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, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and

power boat clubs. The nearby market town of Axminster 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.

Services

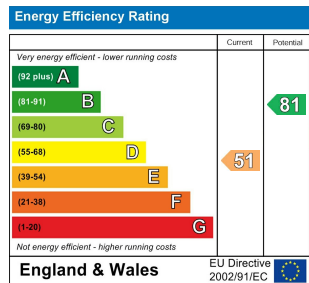
Mains gas, electricity, water and drainage. Gas fired central heating system.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

Local Authority

Dorset Council Tel: 01305 251010
Council Tax Band E.

Directions

From the A35 heading west bound take the first left as you pass Hunter's Lodge, the B3165 (Lyme Road), and continue for approximately 2.5 miles straight on, through Uplyme until you come to the signpost for Dorset. Continue past the school to the roundabout and turn right into Clappentail Lane, then second right into Clappentail Park, the property will be found on the left hand side identified by our For Sale sign.



Bridport/DME/18.04.2024/REV

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Approximate Area = 1269 sq ft / 117.9 sq m

Garage = 357 sq ft / 33.2 sq m

Total = 1626 sq ft / 151.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Symonds & Sampson. REF: 957670



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