



## Manor Avenue, Lyme Regis

A substantial three bedroom family house with a wealth of accommodation and a large double garage within walking distance of the town.

Guide Price  
**£425,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**Manor Avenue,  
Lyme Regis,  
DT7 3AU**

- 3 bedrooms
- Coastal location
- Double garage and parking
- Section 157 occupancy restriction

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





### The Property

This property is all about position and space. In terms of position, the property lies in the centre of Lyme Regis within walking distance of both the shops and the beach. In terms of space, the house was built in 1927 but has been substantially extended to create some generously proportioned accommodation ideal for family living. Add a large double garage behind the house and you have a very attractive package indeed.

The property on the ground floor is arranged with an entrance hall to the front with a cloakroom off which leads through to a study with a bay window that overlooks the front garden. Double doors lead through to the sitting room which is in the centre of the house and has a fireplace as its focal point. An archway to one side leads down into a kitchen/dining room that stretches across the width of the rear of the house with a dining area, with double doors onto the garden, to one end and a kitchen area to the other. The kitchen is fitted with a comprehensive range of floor and wall mounted units and cupboards with hardwood work surfaces over. Upstairs there are three good bedrooms, the

largest of which is to the rear of the property. All three bedrooms have a use of a family bathroom equipped with both a bath and a shower. The property has UPVC double glazing and gas fired central heating.

### Outside

To the front of the house there is hard standing for a single car to one side with steps that lead down to the front door and a wall enclosed garden to one side.

The rear garden is a particular feature of the property and faces south and west taking the sun for much of the day. Immediately to the rear double doors from the dining area open out onto an extensive area of decked terrace that makes an ideal entertaining area during the summer months with a step down to the main body of the garden, which is planted with an array of herbaceous plants, shrubs and ornamental trees. To the very end of the garden, a meandering paved path leads to a double garage that is a substantial detached building with two doors giving access to the front, one an up and over door and the other equipped with an electric roller blind. The roof void is particularly useful for storage while to one end there is a

useful workbench area. The approach to the garage is owned by Magna homes over which the house has a right of way.

### 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 and a number of restaurants and hotels, together with a theatre and 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.

### Services

Mains water, gas, electricity and drainage.

Gas fired central heating.

Broadband speed: Superfast broadband is available.

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

Local Authority  
 Dorset Council: 01305 251010  
 Council Tax Band: C  
 EPC: C



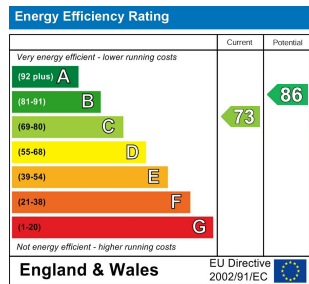
**Agent Note**  
 We are advised that the property is subject to a Section 157 occupancy restriction, please ask for further information.

# Manor Avenue, Lyme Regis

Approximate Area = 1210 sq ft / 112.4 sq m  
 Garage = 324 sq ft / 30.1 sq m  
 Total = 1534 sq ft / 142.5 sq m  
 For identification only - Not to scale



**Directions**  
 From Bridport, at the Charmouth Roundabout, take the second exit to Lyme Regis. Continue along the road and down the hill. Take the second right onto Pine Ridge and follow the road around, turning left onto Colway Lane. Continue along the road and take the second left onto Manor Avenue, follow the road to the end the property can be found on the right hand side, identified by a For Sale board.  
 What3Words:///p1avs.outs.charging



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1114797



Bridport/SAV/25.04.2024

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