



Sidmouth Road, Lyme Regis

Charming two bedroom detached bungalow, with views towards the sea and a walk into Lyme Regis town.

Guide Price

£550,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Sidmouth Road,
Lyme Regis,
DT7 3ES**

- 2 bedrooms
- 2 reception rooms
- Views over Lyme Bay
- Garage and parking
- Contemporary kitchen
- UPVC double glazing
- Gas fired central heating

Viewing strictly by appointment through
Symonds & Sampson Bridport Sales Office
on 01308 422092





The Property

Believed to have been built in the 1980s as part of a select development of four properties sited in order to take advantage of its elevated position above Lyme Regis town, with distant views over Lyme Bay and a walk down the hill into the town. The property remains in good order throughout, with gas central heating, UPVC double glazing and a contemporary fitted kitchen.

The property is conventionally arranged around a central hallway with living accommodation on one side of the property and the sleeping accommodation on the other. To the front of the property there is a sitting room centred around a fireplace with a side door leading out onto the front garden. To the rear of the property there is both a dining room and a kitchen with an archway linking them, a sliding double door onto the rear garden from the dining room and the utility room beyond the kitchen. The kitchen has a comprehensive range of floor and wall mounted units

and cupboards with a gas cooker and an integral dishwasher. Beyond the utility room there is a door into the garage which has a useful storage space in the roof void above.

The two bedrooms are generously proportioned doubles with the principal bedroom having extensive built-in wardrobe space. The bedrooms share a family bathroom equipped with both a bath and a shower, with the bathroom laid to attractive practical ceramic tile.

Outside

To the front of the property a gated access gives way to an area of driveway laid to tarmac, providing parking for a number of cars as well as access to the garage. The front garden is for the most part laid to lawn, with an ornamental pond to one side and a raised paved terrace to the other that is accessed from the property via the sitting room.

To the rear of the property there is a second area of paved terrace with a barbecue area to one end. An area of lawn lies behind with a mature hedge to the rear creating a good private outdoor space.

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, electricity, gas and drainage.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

Local Authority

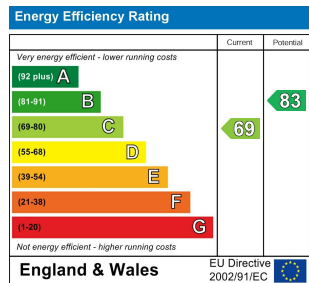
Dorset Council - 01305 251010

Council Tax Band: E

EPC: E

Directions

From Lyme Regis town centre, go up Broad Street into Pound Street and continue up the hill onto Sidmouth Road. The property is found on the right hand side, shortly after the turning into Somers Road and denoted by our For Sale board.
[What3Words///flips.weeps.grape](https://www.what3words.com/flipswaysgrape)



Bridport/SVA/13.05.2024/REV

Sidmouth Road, Lyme Regis

Approximate Area = 1301 sq ft / 120.9 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1063742



01308 422092
Symonds & Sampson LLP
Symonds & Sampson 23 South Street, Bridport, Dorset, DT6 3NU
bridport@symondsandsampson.co.uk
www.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.

