



Chatterton Mews, Shire Lane, Lyme Regis

A beautifully presented three bedroom end of terrace house, situated on the edge of Lyme Regis with sea glimpses and two allocated parking spaces.

Guide Price
£475,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Chatterton Mews, Shire Lane, Lyme Regis, DT7 3ET

- Presented in immaculate order throughout
 - Open plan living space
 - Three double bedrooms
 - Private rear garden
- Two allocated parking spaces
 - No onward chain

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

This stunning end of terrace property was built by the well-respected local firm Northcott Building Contractors. Completed to a high specification, the property is presented in excellent order throughout with the immense benefit of two parking spaces and glimpses to Golden Cap and the sea. The property has been successfully run as a holiday let under the current ownership, providing a generous income. All contents are available within the sale price, so would ideally suit applicants looking for an investment opportunity.

The property is accessed over a shared pathway from the car parking area, and enjoys a larger corner plot. The front door opens into a spacious hallway, with a large cloakroom/utility room to the right hand side, fitted with a wc and sink, plus a washing machine. The L-shaped open plan kitchen/living/dining room is accessed beyond here, and spans the depth of the house with a dual aspect creating a bright, spacious and sociable room. The contemporary kitchen is fitted with a range of quality wall and base units with worktops over, and an array of integrated appliances including an integrated electric oven, microwave, gas hob, fridge/freezer and dishwasher. The living/dining area is to the

rear, with double doors onto the garden and a useful understairs cupboard. The whole of the ground floor is fitted with quality Karndean flooring throughout.

Stairs rise to the first floor, with a spacious landing with two large built-in cupboards. The principal bedroom is to the rear, a generous double with a large built-in wardrobe and a fully tiled ensuite shower room, fitted with a large walk-in shower, wc and sink with drawers below. The other two double bedrooms are to the front, and benefit from views over the town towards the countryside, with glimpses of the sea and Golden Cap. The fully tiled family bathroom comprises a P-shaped bath with shower over, wc and sink with drawers beneath.

Outside

Being end-terraced, the property is situated on the corner plot, with side and rear gardens. To the rear, the west facing garden has a spacious patio area adjoining the house, ideal for alfresco dining and an area of lawn which wraps around the property. Timber raised beds border the garden, with hedges and fences on the boundary, creating a private and secluded outside space. To the side of the property, there is space for

storage for garden furniture and a useful area for bins. The property has the immense benefit of two allocated parking spaces within the communal carpark for Chatterton Mews.

Services

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

Local Authority

Dorset Council Tel: 01305 251010.
Council Tax band: exempt (previously a C). Business rates £4,000 per annum.

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

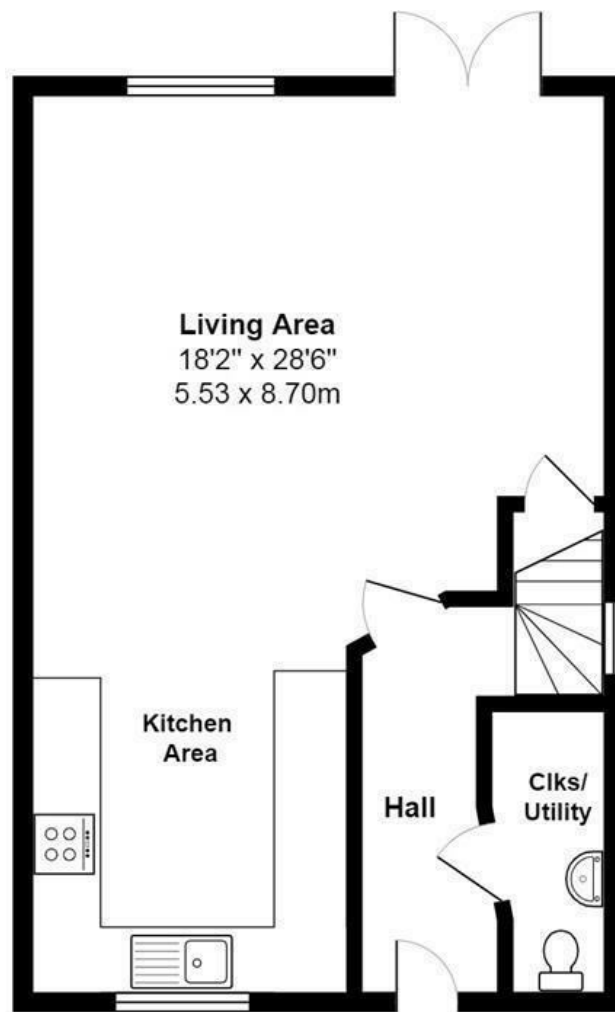
charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

Agents Note

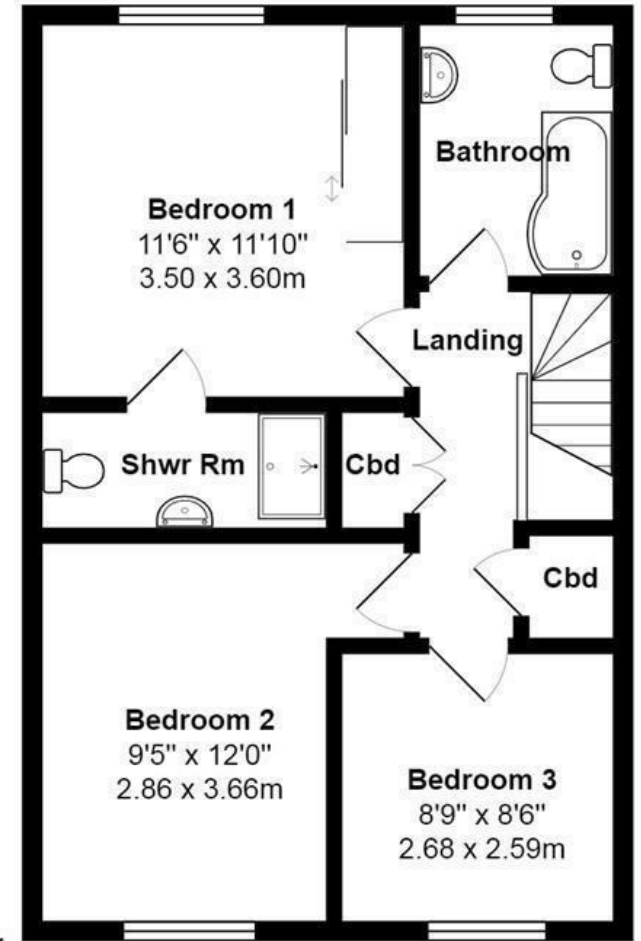
The property has the remainder of a 10 year LABC warranty. The communal pathway and car park is managed by Chatterton Residents Management Ltd Co. and the property has a certificate of one share, along with the three other properties in the terrace. The charges for 2024 were £1,000. The guide price of £479,950 is to include the full inventory of contents within the property – please enquire for further details.

Directions

From Lyme Regis town centre, continue up the high street, going past Holmbush car park. Continue up the hill onto Sidmouth Road. After passing the Shire House residential care home, immediately turn right into Shire Lane. Take the next right into the car park for Chatterton Mews where there are two allocated parking spaces. What3Words///drift.villa.reduction.



Ground Floor



First Floor



Total Area: 1036 ft² ... 96.2 m²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bridport/IRU/Rev210624

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