



Symonds
& Sampson

Woodberry Down Way

Lyme Regis, Dorset

Woodberry Down

Way
Lyme Regis
Dorset
DT7 3QU

A beautifully presented three bedroom end of terrace house situated on the edge of Lyme Regis, with a garage, gated driveway and a delightful south west facing garden.



- No onward chain
- Beautifully presented throughout
 - Private gated driveway
 - Garage
 - South west facing garden

Guide Price £390,000

Freehold

Bridport Sales
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THE DWELLING

Built in 2015, this contemporary home is beautifully presented throughout and is situated in the popular coastal town of Lyme Regis, boasting a garage, a private gated driveway and a charming south west facing garden.

ACCOMMODATION

The property is conventionally arranged with bright and spacious accommodation, with a dual aspect living room to the front and a modern kitchen to the rear. The contemporary kitchen boasts plenty of natural light, with double doors onto the attractive rear garden blurring the line between indoors and out. The kitchen is fitted with a comprehensive range of floor and wall units with integrated appliances including a dishwasher, fridge/freezer, electric oven and hob. To one side is a useful utility area, leading to the downstairs cloakroom.

Upstairs is the family bathroom and the three bedrooms, two of which are doubles with the principal benefitting from large built-in wardrobes and a modern ensuite shower room.

OUTSIDE

A real feature of the home is the delightful southwest facing garden, which has been thoughtfully landscaped under the current ownership with a terraced seating area adjoining the house, with a circular raised bed and an area of lawn with mature planted borders. There is a storage area behind the garage, and a side pedestrian gate leads to the gated driveway. The garage has an up and over door, power and light with additional storage in the eaves.

SERVICES

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

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is mostly good indoors and good outdoors.

Local authority - Dorset Council 01305 251010.

Council tax band: D.

EPC: B.

SITUATION

Woodberry Down Way is in Lyme Regis, sometimes dubbed the "Pearl of Dorset" 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. St Michaels C of E Primary School & The Woodroffe School are also within walking distance.

DIRECTIONS

What3Words///unscathed.water.spending.

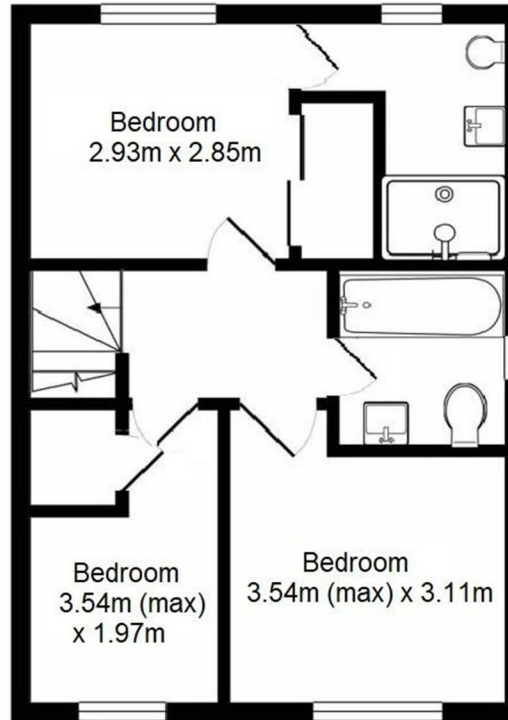
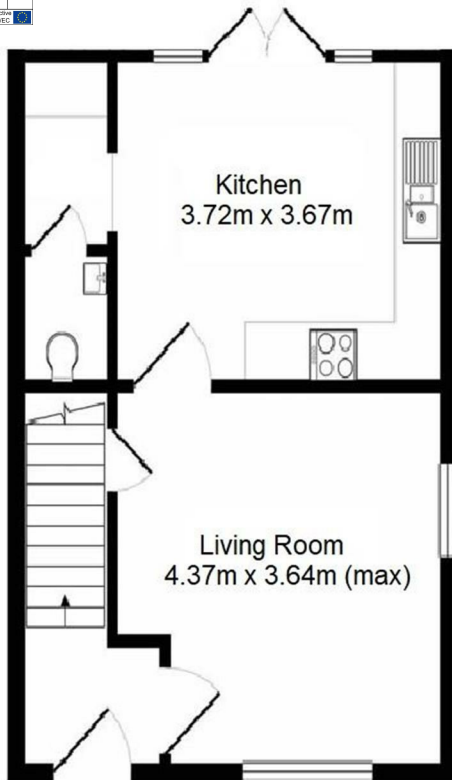
MATERIAL INFORMATION

There is an annual service charge of approximately £350 per annum for maintenance of the communal areas in Woodberry Down Way.



Energy Efficiency Rating	
Current	Potential
A	95
B	83
C	
D	
E	
F	
G	

Energy efficiency - higher ranking scale
 England & Wales
 EU Directive
 2002/91/EC



Measurements are approximate. Not to scale. Illustrative purposes only
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