

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background.

Symonds  
& Sampson

A photograph of a two-story residential property. The central part of the house is constructed from light-colored stone blocks and features a black front door with a small white pediment above it. There are two white-framed windows on the upper floor and one on the ground floor to the right of the door. The roof is dark grey with two dormer windows. To the right of the stone section is a red brick wall with another white-framed window. To the left is a white-painted wall. The house is set on a green lawn with a concrete path leading to the door. A wooden fence and some trees are visible in the background.

Applebee Way  
Monmouth Park, Lyme Regis, Dorset



# Applebee Way

Monmouth Park  
Lyme Regis  
DT7 3EE

An immaculate stone fronted two bedroom semi-detached house situated in the new Monmouth Park development, close to the centre of the popular coastal town of Lyme Regis.



- Built to a high specification
- Bespoke kitchen with integrated appliances
  - Contemporary bathroom fittings
    - Two bedrooms
  - Driveway parking
  - Rear garden

Guide Price £300,000

Freehold

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## THE PROPERTY

'The Chideock' is a two bedroom semi-detached house on the Monmouth Park development, built to a high specification with two bedrooms, a family bathroom, open plan living accommodation and the benefit of two parking spaces.

The front door opens into a spacious hallway, with a downstairs cloakroom and understairs cupboard. The open plan living space is L-shaped, with the sitting and dining area spanning the depth of the house, with double doors onto the rear garden. The bespoke kitchen is fitted with a range of wall and base units with Silestone worktops, and integrated appliances include an electric oven and hob, fridge/freezer, dishwasher and washing machine. The downstairs of the property benefits from heated flooring throughout.

Upstairs there are two bedrooms, both benefitting from built-in mirrored wardrobes. The family bathroom is fitted with a contemporary white suite comprising a bath with shower over, wc and sink with chrome taps, a heated towel rail and large format porcelain tiles.

## OUTSIDE

'The Chideock' benefits from a patio area adjoining the house, with steps up to an area of lawn. The house also benefits from driveway parking for two cars to the side of the property.

## SERVICES

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

Broadband - Ultrafast broadband is available.

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

## LOCAL AUTHORITY

Dorset Council - 01305 251010.

Council Tax Band to be assessed.

## SITUATION

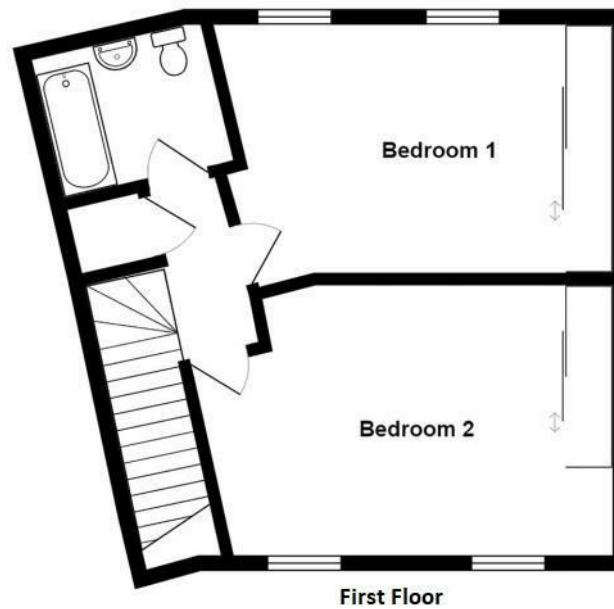
Monmouth Park is a stunning collection of traditionally designed homes built to a superior standard with spacious accommodation in the popular coastal town of Lyme Regis. A short drive or a fifteen-minute walk will take you into the centre of Lyme Regis, a picturesque town noted for its attractive period 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. 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.

## AGENT NOTE

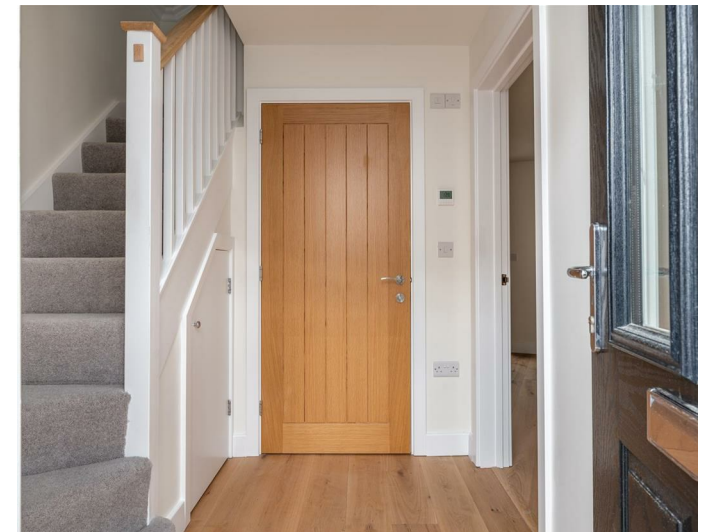
We understand there is a Service charge of £196.53 payable per annum for the maintenance of the private roads and communal area.





### Monmouth Park - The Chideock

All measurements are approximate and for display purposes only.



Bridport/DME/rev040325



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