



Symonds  
& Sampson

# The Charmouth

Queens Walk, Lyme Regis, Dorset



# The Charmouth

Queens Walk

Lyme Regis

DT7 3BP

An immaculate three 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
  - Three bedrooms, one ensuite
    - Driveway parking
    - Rear garden

Guide Price £375,000

Freehold

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## THE PROPERTY

'The Charmouth' is a three bedroom house on the Monmouth Park development, built to a high specification with three bedrooms, one ensuite, open plan living accommodation and the benefit of two parking spaces.

The front door opens into a spacious hallway, with a downstairs cloakroom. The open plan living space is L-shaped, with the sitting and dining area spanning the width of the house, with double doors onto the rear garden and a large understairs cupboard. 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 three bedrooms, one with an ensuite shower room, and all benefitting from built-in mirrored wardrobes. The family bathroom and ensuite are fitted with a contemporary white suite with chrome taps, a heated towel rail and large format porcelain tiles.

## OUTSIDE

'The Charmouth' benefit from either a courtyard style garden to the rear, or a patio area with area of lawn beyond.

The houses also benefit from driveway parking for two cars either to the side or the rear 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

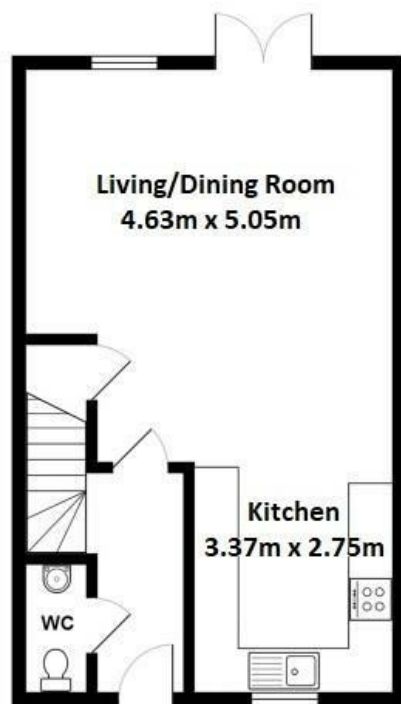
Monmouth Park is a stunning collection of traditionally designed homes built to a superior standard with spacious accommodation in the popular coastal town of Lyme Regis. A short drive or a fifteen-minute walk will take you into the centre of Lyme Regis, a picturesque town noted for its attractive period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

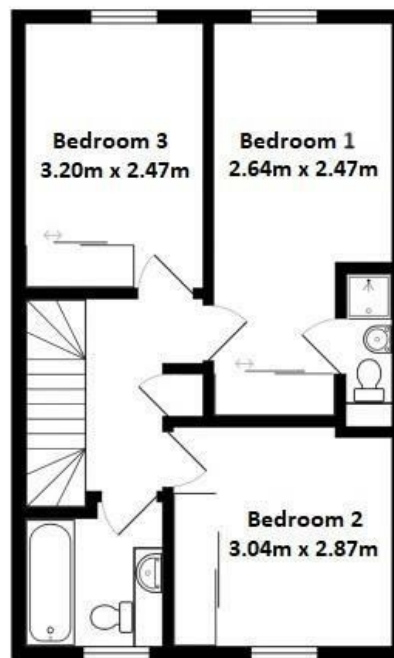
## AGENT NOTE

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



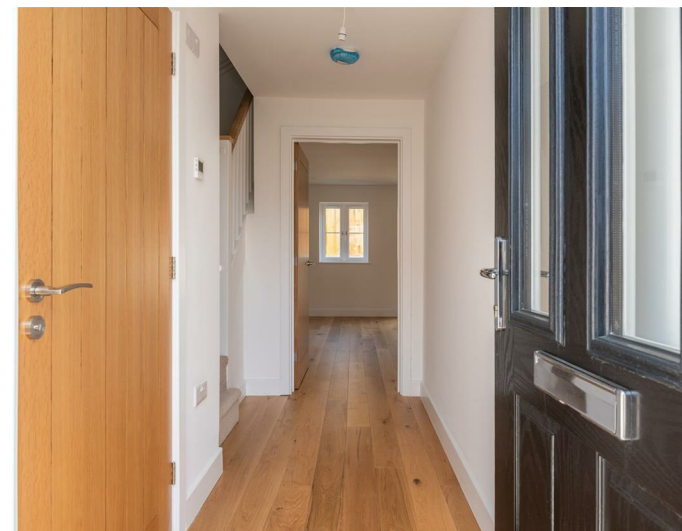


Ground Floor



First Floor

**Example Floor Plans of a Three Bedroom Home**  
All measurements are approximate and for display purposes only.



Brid/IR/25042025



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