



Sidmouth Road, Lyme Regis, Dorset

Sidmouth Road
Lyme Regis
Dorset DT7 3EQ

Three bedroom detached house with sea glimpses, a triple garage, parking and garden in Lyme Regis.



- No onward chain
- Sea Glimpses
- Triple Garage
- Scope for improvement
- Driveway parking
 - Garden

Guide Price £980,000

Freehold

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THE DWELLING

This house is all about location and potential. Situated in a secluded position in the popular coastal town of Lyme Regis and enjoying glimpses to the cliffs and sea, this house provides a wonderful opportunity for improvement and reconfiguration.

ACCOMMODATION

The property is currently arranged around an entrance hallway with a large arched window allowing for plenty of light into the hallway and galleried landing. On the ground floor there are two double bedrooms and a large family bathroom. An inner door opens into the triple garage with the potential to incorporate this into further accommodation if required (STPP). Upstairs is a large living room with a woodburning stove and doors onto a wooden balcony. The principal bedroom is off here and has generous proportions, with a further dressing area and ensuite bathroom. The kitchen/dining room is fitted with a range of wall and base units with an electric oven and gas hob with space for appliances. Off here is a further room currently utilised as a bedroom but could be a dining room or further reception room if required.

OUTSIDE

The property is approached over a driveway leading to the triple garage. The gardens wrap around the property and

are a blank canvas, predominantly laid to lawn over different levels enjoying the distant sea views.

SITUATION

Lyme Regis is a popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour, and the beautiful surrounding countryside. In the town is an excellent selection of facilities including schools, many independent shops, supermarkets and a number of restaurants and hotels, together with a theatre and various museums.

A short walk from the High Street is the award-winning sandy beach, ideal for families; the harbour for angling and boating and access to the South West Coastal Path extending some 650 miles. The Jurassic coastline is a World Heritage site and the area is famous for its many fossil finds. There is a mainline rail station at Axminster and road access to Exeter and Dorchester.

DIRECTIONS

What3words:///goose.combines.subsets

SERVICES

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

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>).

Council Tax Band: To be confirmed (Dorset Council - 01305 251010)

EPC: D





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Approximate Area = 1901 sq ft / 176.6 sq m

Garage = 608 sq ft / 56.4 sq m

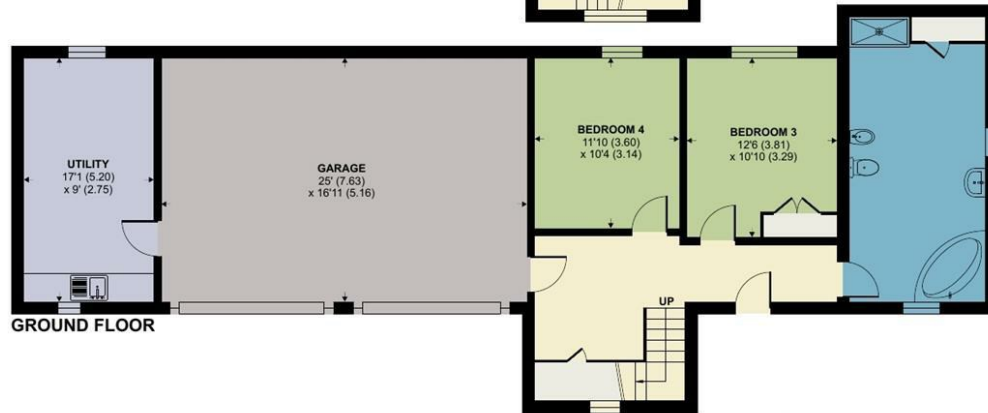
Total = 2509 sq ft / 233 sq m

For identification only - Not to scale

Energy Efficiency Rating		Score	Band
Very energy efficient - lower running costs			
A++ (92-100)		97	A
A+ (89-91)		93	B
A (86-88)		89	C
B+ (83-85)		85	D
B (81-82)		81	E
B- (79-80)		77	F
C (77-78)		73	G
Very energy inefficient - higher running costs			
England & Wales		64	
EU Directive 2002/91/EC		67	



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1346908



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