



Yawl Crescent, Uplyme, Lyme Regis,

A beautifully presented three double bedroom chalet bungalow set along a private cul de sac with stunning extended kitchen, established gardens and ample parking.

Guide Price
£550,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

5, Yawl Crescent, Uplyme, Lyme Regis, DT7 3XL

- 1930's chalet bungalow
- Three double bedrooms
- Extended kitchen/dining room
 - Sitting room and office
 - Two bathrooms
- Garage and driveway
- Attractive garden
- Council tax band E

Viewing strictly by appointment through
Symonds & Sampson Axminster Sales Office
on 01297 33122





The Property

5 Yawl Crescent is welcomed to the market for the first time in nearly four decades and has undergone extensive works since being purchased by the current owners in 1984. The original bungalow dates from the 1930's and retains some nice features including the heavy studded wooden front door and solid oak flooring throughout several of the ground floor rooms. The third bedroom was created within the original loft space back in the 1990's, while the now impressive kitchen/dining room was extended and remodelled during 2017. This beautiful space is ideal for entertaining. The kitchen includes a wide variety of gloss finished cream units with soft close features along with double cantilever corner cupboards and a range of integrated appliances. There is a large picture window overlooking the garden and an atrium. To the front elevation are the two well-proportioned double bedrooms. The sitting rooms features a contemporary fireplace with inset woodburning stove, and a large box window, again overlooking the garden. There is an adjoining office/hobby room which in turn leads out to the garden. The main bathroom is located off the entrance hallway and includes a modern white suite with extensive tiling and a shower over the bath. A further shower room has been created behind the utility room.

Outside

From the private road is a level lawned open plan garden with gated

side access and double width driveway suitable for four vehicles. To the rear of the bungalow is a beautifully landscaped garden, packed full of seasonal colour, established shrubs and fruit trees. There is a raised patio spanning the full width of the property with step down to an area of lawn. Beyond the mature borders is a vegetable garden with raised beds and greenhouse. Outside light and water supply.

Garage

Up and over door. Light and power connected.

Situation

Yawl Crescent is a private cul de sac consisting of 11 individual detached dwellings located on the northern outskirts of Uplyme within the small hamlet of Yawl. The adjoining village of Uplyme has a good selection of local amenities including a general store/post office situated at the petrol station, village hall, public inn and cricket pitch. There are also well regarded primary and secondary schools nearby. 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, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep

sea fishing trips; the sailing and power boat clubs nearby. The nearby market town of Axminster offers a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

Sporting

Racing at Taunton, Exeter and Wincanton. Golf at Lyme Regis or Seaton. Sailing on the coast of Lyme Regis, Weymouth or West Bay. Good coastal and countryside walks within the area with numerous public footpaths and bridleways.. Local sporting and social clubs within the area including private members gyms.

Education

Within a short drive are the sought after state schools of Mrs Ethelston's Primary in Uplyme and Woodroffe School in Lyme Regis. The highly acclaimed Colyton Grammar School 8 miles to the West. Private Prep / Public schools accessible by school transport, train or car include Perrot Hill Prep (Crewkerne), St John's (Sidmouth), Maynards School (Exeter), Exeter School (Exeter), King's School (Taunton), Queen's School (Taunton), Taunton School (Taunton) and Blundells (Tiverton). Excellent state sixth forms are also offered at Exeter College (Exeter) and Thomas Hardy (Dorchester).

Services

Mains electric, water and drainage. Oil fired central heating.

Local Authority
 East Devon District Council Blackdown House, Border
 Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.
 Tel : 01404 515616. Council Tax Band E

Yawl Crescent, Uplyme, Lyme Regis

Approximate Area = 1423 sq ft / 132.2 sq m
 Limited Use Area(s) = 123 sq ft / 11.4 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1698 sq ft / 157.7 sq m

For identification only - Not to scale



Directions

From the office proceed on the A358 out of Axminster. When reaching the Axminster (A35) by-pass turn left. Proceed along this road and take the B3165 onto Lyme Regis (directly in front of the Hunters Lodge Pub). Continue along this road passing through the hamlet of Burrowshot and into Yawl. After passing the 30mph signs the turning for Yawl Crescent can be found on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	47	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1047788



AXM/RS/19.10.23

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