



## Uplyme Road, Lyme Regis

A well presented three bedroom detached modern house, providing rural & sea views and being within walking distance of the town.

Guide Price  
**£580,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Patchways, Uplyme Road Lyme Regis, DT7 3LS

- Set back from passing traffic
- Detached 3 bedroom with 2 bathrooms
  - Coastal & rural views
- Low maintenance gardens & conservatory
  - Walking distance of town & harbour
    - Former double garage
    - Council tax band E

Viewing strictly by appointment  
Symonds & Sampson  
01297 33122





A well presented three bedroom detached modern house, providing rural & sea views and being within walking distance of the town.

Patchways provides a fine opportunity to acquire an individually designed three bedroom detached house built with part rendered and part constituted stone elevations. The accommodation provides a comfortable kitchen/diner alongside the principle reception room and UPVC double glazed conservatory, all of which enjoy views over the town towards open countryside and the coast. There is also a convenient bedroom and bathroom on the ground floor. Considerable care has been taken to create a low maintenance garden incorporating a private paved terrace area which enjoys a southerly aspect.

Other benefits include UPVC double glazing to most openings, a gas fired central heating system and a former double garage (currently arranged as a single garage & workshop).



#### Situation

The property enjoys a tucked away location set back from passing traffic, yet accessible to Lyme Regis facilities and popular coastline. 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 and a number of restaurants and hotels, together with a theatre and 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.

#### Outside

The property is initially accessed via a shared driveway leading to a parking area and garage.

The gardens are to the front and rear, the side garden area is now paved.

#### Services

All mains services connected.  
Ultrafast broadband is available.  
Voice & data mobile coverage is available inside & outside.  
Source - Ofcom

#### Local Authority

Dorset Council. Tel : 01305 221000.



# Patchways, Uplyme Road, Lyme Regis

Approximate Area = 1523 sq ft / 141.5 sq m (includes garage)

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Total = 1587 sq ft / 147.4 sq m

For identification only - Not to scale



## Directions

From the A35 turn into Lyme Regis at the Hunters Lodge Inn. Continue through Uplyme passing both the garage & the Talbot Arms. After passing Woodroffe School the access to Patchways will be found after approximately 750 yards on the right hand side, opposite Travis Perkins building merchants.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(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 2024. Produced for Symonds & Sampson. REF: 1105934



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