



2, Clappentail Court, Lyme Regis,

A well appointed two double bedroom ground floor apartment featuring terrace, garage and no onward chain.

Guide Price
£250,000

Leasehold - Share of Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

2, Clappentail Court Lyme Regis DT7 3NA

- Two double bedroom apartment
- Ground floor with terrace
 - Modern kitchen
 - Garage & parking
 - No onward chain
 - Council tax band B

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A well appointed two double bedroom ground floor apartment featuring terrace, garage and no onward chain.

Clappentail Court is a small and exclusive purpose built block of just 6 apartments with attractive reconstituted stone elevations. No 2 has the benefit of being on the ground floor with its own full length paved garden terrace enjoying a distant sea glimpse along the Jurassic Coastline. The accommodation is very well presented and light and spacious with a triple aspect. The property features a modern gas central heating system as well as double glazed windows and doors throughout. There is a spacious hallway providing access to all principal rooms, laminate flooring runs through to a dual aspect sitting room with doors leading out onto the terrace and an attractive mock fireplace. The accommodation has been remodelled in recent times with a smart contemporary kitchen with a range of integrated appliances. Both bedrooms will easily accommodate a double bed and the bathroom includes an electric shower over the bath and separate WC.

Situation

Clappentail Court is located approximately one mile from the beautiful Lyme Bay and its beaches. 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. 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. The nearby market town of Axminster 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

To the north of the site is a block of garages and parking area where the garage 2nd in from the left belongs to the property. There are established lawned gardens to the remaining three side of the development. Steps lead down from the parking area to the communal entrance.



Services

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

Local Authority

West Dorset Council

Agents Note

The property is subject to a 300 year lease dated 1st June 1978. Each owner shares 1/6 of the freehold and the block is run by a residents committee. Ground rent £5 per annum and service charge of £840 to Clappentail Court Limited. The property is restricted to residential purposes only.

Clappentail Court, Lyme Regis

Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale



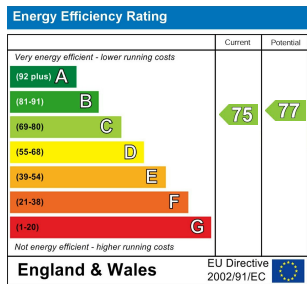
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Symonds & Sampson. REF: 760018

Directions

From our office proceed on the A358 out of Axminster. When reaching the Axminster 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 hamlets of Burrowshot and Yawl and continue into Uplyme. After passing the Talbot Arms proceed up the hill where Uplyme merges into Lyme Regis passing The Woodroffe School. At the roundabout take the right hand exit onto Clappentail Lane and your first right where Clappentail Court can be found after a short distance on your right hand side



Axm/RS/5.4.24



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