



44, Talbot Road, Lyme Regis,

Tastefully modernised three bedroom bungalow with contemporary open plan living space, attractive gardens and fine elevated views over Lyme Regis and surroundings

Guide Price
£565,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**44 Talbot Road,
Lyme Regis,
DT7 3BB**

- Renovated bungalow
 - Three bedrooms
 - Modern bathroom
 - Open plan design
 - Beautiful kitchen
 - Attractive gardens
 - Elevated views
 - Garage & driveway
 - Council tax band E

Viewing strictly by appointment
Symonds & Sampson
01297 33122





Tastefully modernised three bedroom bungalow with contemporary open plan living space, attractive gardens and fine elevated views over Lyme Regis and surroundings.

Rarely do you find a property of this quality welcomed to the market in such outstanding decorative condition. 44 Talbot Road has been beautifully modernised and remodelled on both the inside as well as the outside in recent years. The whole property enjoys plenty of natural light through the clever use of dual aspect rooms and velux windows. The rather formal living room and kitchen has been opened up to offer a free flowing living space fitting for any prospective purchaser who desires open plan living. The living area boasts a Stovax woodburner as a focal point for those cozy nights in, a dedicated dining space with doors leading out to the terrace and an imaginative kitchen design. Fitted with contrasting coloured units, quality integrated appliances including Smeg and Bosch, and stable door leading out to the garden and garage. Three well portioned bedrooms and a smart family bathroom featuring a modern white suite, extensive tiling and shower over the bath. There is also a separate cloakroom for convenience. The property features natural décor, extensive double glazing and a gas fired central heating system. In addition, the loft space can be accessed via a pull down ladder and has been boarded with velux windows to the rear elevation. It is worth noting that several properties within the area have created additional accommodation within the loft space, subject to obtaining the necessary planning consent.

Outside

The property enjoys a corner plot and benefits from garden to all four sides. These gardens enjoy year round colour and have been immaculately presented and designed with numerous seating areas which provide 180 degree views of the surrounding area, as well as southerly and westerly facing seating areas. The gardens include a wide variety of established shrubs, perennials, and mature ever green plants along side lawned gardens and a small vegetable garden. Outside power, lighting and water supply, garden shed, summerhouse and garage. From the pavement steps lead up to the front elevation and there is predominantly level access via a few steps from the driveway to the bungalow.

Garage

Up and over door, light and power connected. Off road parking for 2/3 vehicles.

Situation

The property is situated within a well-regarded residential road approximately one mile inland from Lyme Regis sea front and town centre. 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. Talbot Road sits on the Lyme Regis 71 bus service route.

Sporting

Racing at Taunton, Exeter and Wincanton. Golf at Lyme Regis or Seaton. Sailing on the coast of Lyme Regis, Weymouth or West Bay. Nearby sports clubs and leisure facilities in Lyme Regis and Axminster. Good coastal and countryside walks within the area with numerous public footpaths and bridleways.

Education

Primary schooling at Mrs Ethelston's Primary in Uplyme or Axminster. Secondary schooling Woodroffe School in Lyme Regis or Axe Valley, Axminster. School buses serve the highly acclaimed Colyton Grammar School 8 miles to the west. Private Prep / Public schools include Perrot Hill Prep (Crewkerne), St John's (Sidmouth), the Exeter and Taunton schools.

Agents Note

We are aware that the neighbouring property (46 Talbot Road) has applied for planning permission (17th April 2024) to West Dorset Council for a loft conversion and side extension. Planning Reference P/HOU/2024/01062

Services

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

Local Authority

West Dorset District Council

Directions

From the A35 heading west bound take the A352 (Charmouth Road) and continue along this road dropping down into Lyme Regis. Immediately after passing Timber Hill on your left (sign posted Lyme Regis golf club), turn right into Pine Ridge and then first left onto Colway Lane. Continue down the hill taking the right hand turning onto Talbot Road. The property can be found after approximately 500 yards on your right hand side. Further identified by our 'for sale' board.

Talbot Road, Lyme Regis

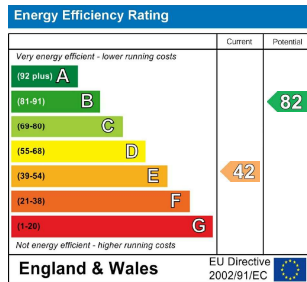
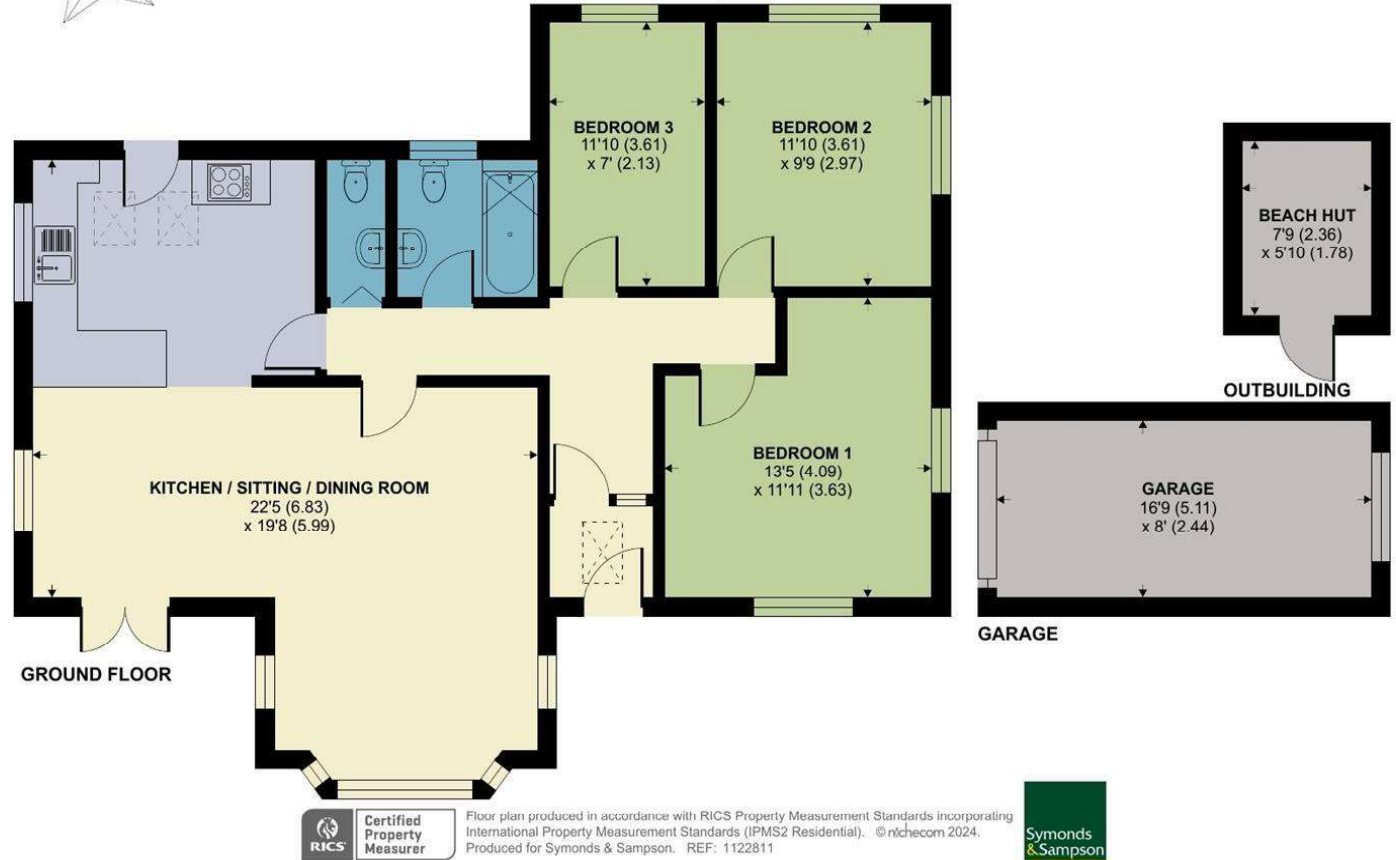
Approximate Area = 990 sq ft / 91.9 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuilding = 46 sq ft / 4.2 sq m

Total = 1171 sq ft / 108.6 sq m

For identification only - Not to scale



Axm/RS/10.5.24



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