



Symonds
& Sampson

9 Pine Ridge

Lyme Regis, Dorset

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Lyme Regis
Dorset DT7 3HP

A much improved four bedroom detached modern house, enjoying a tucked away location, providing sea and coastal views over the popular Lyme Bay.



- Well proportioned detached coastal house
- Contemporary kitchen alongside two reception rooms
 - Impressive sea views from first floor
 - Integral garage and paved driveway
- Tucked away location on popular eastern edge of Lyme Regis town
- Anthracite grey UPVC double glazed windows

Guide Price £550,000

Freehold

Axminster Sales
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THE PROPERTY

A well proportioned four bedroom detached modern house, built principally of a reconstituted stone construction benefiting from of a gas central heating system and recently installed anthracite grey double glazed UPVC windows.

ACCOMMODATION

Much care and consideration has been taken to create a stylish home with a contemporary kitchen, enhanced by quartz style worksurfaces over anthracite grey units and high quality Amtico flooring. On the ground floor are two principal reception rooms, complemented by an oak flooring and French patio doors to the rear garden alongside a useful cloakroom and integral garage. Of particular note are the impressive sea and coastal views, which are appreciated from the front aspect of the first floor. The master bedroom provides a Juliet balcony with French patio doors as well as a welcome ensuite facility. The secluded gardens have been created in a Mediterranean style, providing a low maintenance environment with an Indian sandstone terrace and enjoy sea views.

SITUATION

The property is located in a favoured area on the edge of Lyme Regis. A short drive or a fifteen-minute walk will take

you into the centre of the town a picturesque location 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 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.

N.B. An internal inspection is highly recommended to appreciate this stylish house which has had so many quality enhancements.

OUTSIDE

To the front of the property is a paved driveway, providing off-road parking granting access to the garage.

The front garden is laid principally to lawn. There is side access leading to the rear where there is a manageable low maintenance area principally laid to an attractive Indian sandstone patio which is complemented by partial cedar fencing and sea glimpses.

LOCAL AUTHORITY

West Dorset Council.
Council Tax Band E.

SERVICES

Main water, drainage, electricity and gas are connected.
Broadband : Ultrafast available
Mobile Network Coverage : Likely outside and inside.
Source - Ofcom.org.uk

DIRECTIONS

What3words
///lucky.statement.takeovers



Pine Ridge, Lyme Regis

Approximate Area = 1340 sq ft / 124.4 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1516 sq ft / 140.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	71	
(55-68) D		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1207899



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