



Symonds  
& Sampson

# Rohaise Court

Lyme Road, Uplyme, Lyme Regis, Devon



# Rohaise Court

Lyme Road  
Uplyme  
Lyme Regis  
Devon DT7 3EG

A light, bright & airy two bedroom apartment with lovely views over the village of Uplyme. The property benefits from allocated parking and NO ONWARD CHAIN



- Two double Bedrooms (both with en-suite)
  - Gas Central Heating
  - Fitted Kitchen
  - Allocated parking
- NO ONWARD CHAIN

Guide Price £295,000

Share of Freehold

Axminster Sales  
01297 33122  
[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)





## THE PROPERTY

A lovely two bedroom apartment in a converted former rectory located in the village of Uplyme, near the coastal town of Lyme Regis. Accommodation includes two bedrooms, both with en-suite facilities. A particular feature is the remote controlled velux window in the second bedroom, which provides an abundance of natural light. Sitting room and kitchen/diner complete the accommodation. Outside there are communal gardens and two parking spaces. Rohaise Court is a Grade II listed building housing seven apartments which have retained many original features.

## OUTSIDE

The communal gardens are located to the rear of the building with the allocated parking close by.

## SITUATION

At the beginning of the East Devon Way in an area of outstanding natural beauty and a magnet for walkers and cyclists, Uplyme offers a good selection of local amenities including a general stores/post office situated at the petrol station, village hall, public inn, cricket pitch and tennis court. There are well regarded primary and secondary schools nearby, namely the Woodroffe School (half a mile) and Colyton Grammar School (6 miles). Nearby is Furzehill plantation which is an area of woodland of around three

acres owned and managed by the Woodland Trust. A beautiful walk along the river Lym takes you into the heart of Lyme Regis, a popular Regency town famous for it's fossils, the Cobb and the harbour. In the town is an excellent selection of facilities including many independent shops, a small supermarket and a number of restaurants and hotels, 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.

## SERVICES

All mains services connected

Broadband: Ultrafast available

Mobile network coverage: Limited indoors, likely outdoors.

Source- Ofcom.org

## LOCAL AUTHORITY

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.

Tel : 01404 515616.

Council Tax Band D.

The vendor has informed us that the gas boiler was replaced in March 2021

Whilst the property can be used as a second home, commercial holiday letting is not permitted.

The building is Grade II Listed

Notes/Lease Details

Share of freehold. Lease- 980 Years

Ground rent - £0

Service charge- £95.23 per calendar month

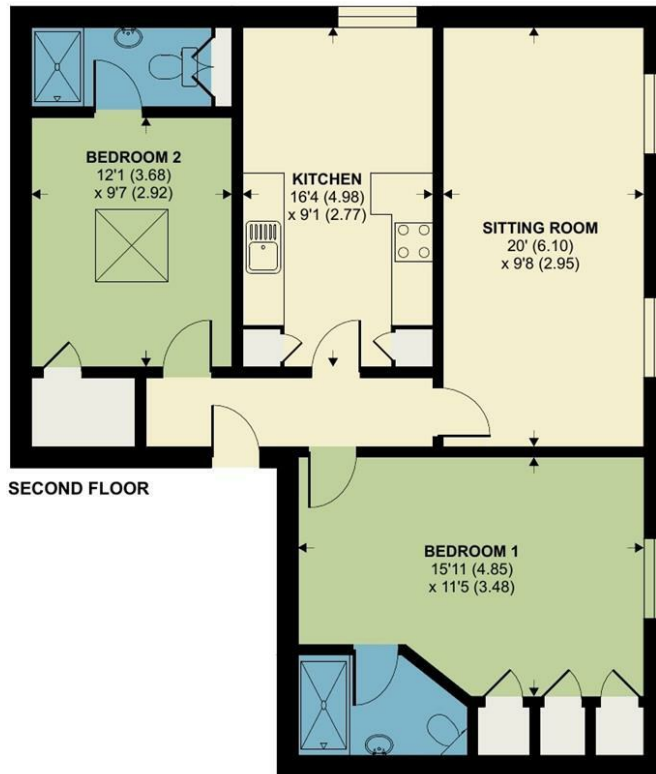
The Property is at a very low risk from flooding, from both surface water & rivers and seas.



# Lyme Road, Uplyme, Lyme Regis

Approximate Area = 842 sq ft / 78.2 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Symonds & Sampson. REF: 907378



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