

Symonds
& Sampson

Cheerings

Whalley Lane, Uplyme, Lyme Regis, Devon

Cheerings

Whalley Lane
Uplyme
Lyme Regis
Devon DT7 3UR

A superbly presented three double bedroom bungalow with far reaching countryside views, good size garden, conservatory and garage.

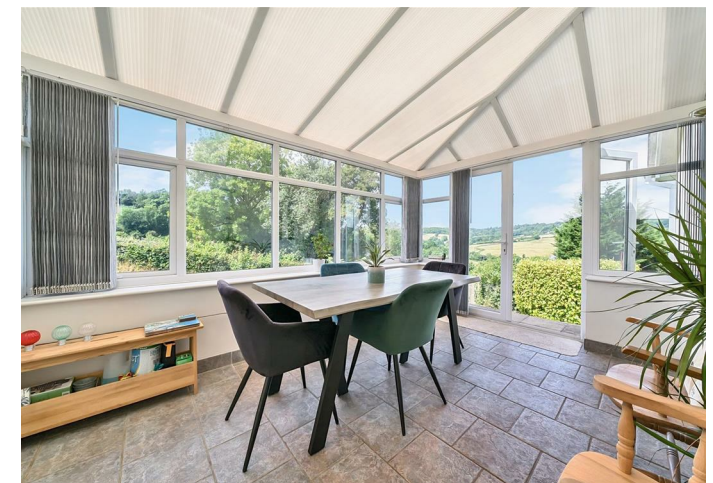


- Modernised detached bungalow
 - Elevated position
 - Panoramic views
- Three double bedrooms
- Modern fitted kitchen
- Remodelled shower room
- Neutral décor throughout
 - Established gardens
 - Garage & driveway

Guide Price **£450,000**

Freehold

Axminster Sales
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THE PROPERTY

Cheerings is believed to have been constructed during the 1960's and has been much improved by the current owner. The property features modern fixtures and fittings, light and airy rooms, and beautiful views over the gardens and East Devon countryside from the main reception and conservatory. There is a modern gas fired central heating system as well extensive double glazing. The grounds are as equally as impressive as the bungalow with numerous seating areas and a further area of ground which once formed part of the old Lyme Regis to Axminster railway line. The property also has a useful undercroft which provides additional dry storage.

ACCOMMODATION

Presented in excellent decorative condition Cheerings is a well appointed property with an excellent balance of space to both the reception rooms and bedrooms. The principal rooms are all situated off the entrance hallway where you will also find access to the loft space, as well as two useful storage cupboards. The main reception room is located to the rear of the property and makes the most of the outstanding outlook from the large picture windows. The kitchen is located to the front elevation, and is fitted with a wide range of units, finished in light grey with contrasting worksurfacing and integrated appliances. The conservatory has been thoughtfully position and links both the kitchen and the sitting room and provides a great multi purpose space. There are three double bedrooms, two with fitted wardrobes and a recently modernised bathroom which now features a double width shower enclosure, contemporary fittings and extensive tiling.

OUTSIDE

Cheerings is approached from the lane side where you will find a driveway suitable for two to three vehicles and access to the garage. The majority of the lawned gardens sits to the west where you will find many established shrubs, along with a selection of production fruit trees, summer house and paved sun terrace. To the rear of the bungalow is a small area of lawned garden with herbaceous border and a secluded seating area providing shelter from the sun. To the total is well enclosed with gated steps that lead down to the former railway cutting. This area provides a wildlife friendly environment with pond and wildflower meadow. The stone bridge and underpass provide a pleasant backdrop.

SITUATION

Cheerings is situated on the western fringes of the village of Uplyme, in an elevated position along Whalley Lane. The village Uplyme has a good selection of local amenities including a general stores/post office situated at the petrol station, village hall, public inn and cricket pitch. There are also well regarded primary and secondary schools nearby. 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, supermarkets 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 offers a good range of day to day

amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3Words

///livid.airbag.sprinting

SERVICES

Mains electric, gas, water and drainage.

Broadband : Ultrafast available.

Mobile Network Coverage : Good outside. Limited inside.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council, Tel : 01404 515616

Council Tax Band E

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea. Please note that the steps leading down to the former railway line area of garden are uneven and care should be taken.

The property is built with a steel framed construction.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A++ (91-100)		
A+ (81-90)		
A (71-80)		
B (61-70)		
C (51-60)		
D (41-50)		
E (31-40)		
F (21-30)		
G (1-20)		
Energy efficiency graph (space heating only)		
England & Wales		

Whalley Lane, Uplyme, Lyme Regis

Approximate Area = 992 sq ft / 92.1 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1139 sq ft / 105.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1314687



Axm/RIS/1.7.25



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