



50, Queens Walk, Lyme Regis, Dorset,

A modern semi detached two bedroom house located within a small cul de sac with enclosed garden and driveway parking.

Guide Price
£250,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

50, Queens Walk, Lyme Regis, Dorset, DT7 3BH

- Popular residential location
- Well placed for the Jurassic coastline
 - Two double bedrooms
 - Enclosed rear garden
 - Driveway parking
 - Council tax band B

Viewing strictly by appointment
Symonds & Sampson
01297 33122





A modern semi detached two bedroom house located within a small cul de sac with enclosed garden and driveway parking.

Constructed during the 1980's this well appointed property offers an exciting opportunity for first time buyers as well as a potential second home. From the front garden and driveway steps lead upto the front elevation and a double glazed door takes you through into a small entrance porch. There is a sitting room featuring a mock fireplace and the staircase extending up to the first floor accommodation. The kitchen/dining room overlooks the garden is fitted with a good range of traditional wood front kitchen units and incorporates a range of integrated appliances. From the dining area a door leads through to a double glazed conservatory built with brick elevations. To the first floor are two double bedrooms and a smart refitted bathroom with white suite, extensive tiling and a vanity unit. The master bedroom enjoys southerly views over Lyme Regis and a sea glimpse. There is double glazed windows installed throughout, gas fired central heating and a pull down ladder to the loft space.



Outside

To the front of the property is a low maintenance front garden and adjoining driveway suitable for two cars. Gated side access continues beyond the driveway into an enclosed rear garden. The garden is tiered over two levels with seating areas on both levels and attractive established shrub and flower beds. Outside tap and garden shed with power connected.

Situation

The property is situated within a small private cul de sac location approximately 3/4 of a 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, 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 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: Likely outside, limited inside.
Source – Ofcom.org.uk

Local Authority

West Dorset District Council 01305 251010.
Council Tax band B

Queens Walk, Lyme Regis, DT7 3BH

Approximate Area = 753 sq ft / 69.9 sq m

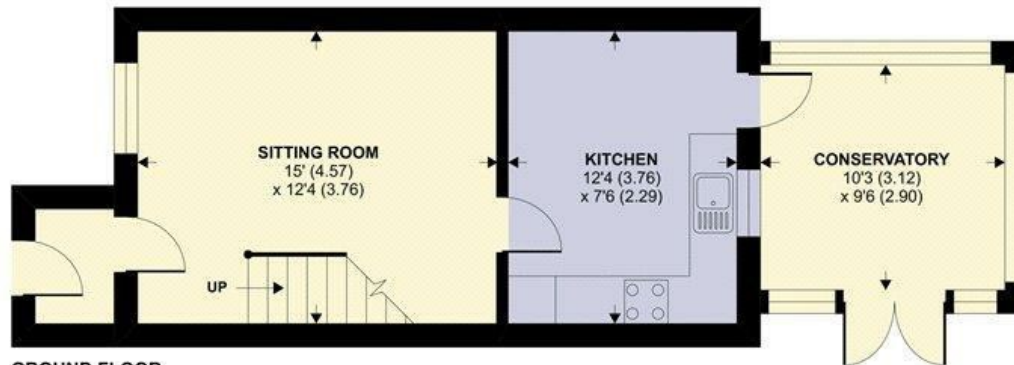
For identification only - Not to scale

Directions

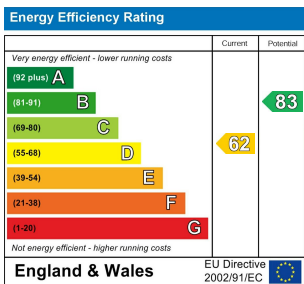
From the A35 heading west bound take the A352 (Charmouth Road) and continue along this road dropping down into Lyme Regis. After passing Lyme Regis football club Albany Guest house take your next right onto Anning Road and then your second right onto Queens Walk. Proceed up the hill where number 50 can be found in the third cul de sac on your left hand side. Further identified by our 'For Sale' board.



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 602930.

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