



14 Clappentail Park



14 Clappentail Park

, Lyme Regis, Dorset DT7 3NB

Town Centre, Seafront and Cobb 0.75 miles. Bridport 10 miles.

A very spacious individual detached chalet bungalow enjoying sea views along the Jurassic Coast, set in large gardens, in a sought after position within easy walk of Lyme Regis town centre.

- Individual chalet bungalow
- Spacious 1,900sqft
- 4 Bedrooms
- 2 Reception plus conservatory
- 2 Bathrooms plus en-suite washroom
- balony with fantastic coastal views
- Large secluded gardens
- In all about 1/5th to ¼ acre
- Easy walk of town centre and sea
- Freehold. Council Tax Band F

Guide Price £650,000

THE PROPERTY

14 Clappentail Park is a very attractive individual, detached, chalet bungalow, located in a highly sought after residential area within the popular regency resort of Lyme Regis. It was built in the 1960s with reconstituted stone face elevations and under the current long ownership, of some 38 years, has been subject to extensive alteration and improvement including a loft conversion.

The many excellent features include gas-fired central heating with a pressurised hot water system, uPVC windows, low maintenance uPVC fascias/soffits, solar panels for supplementary hot water, kitchen with solid pine fronted units, electric oven and gas hob, extensive additional insulation (cavity wall, roof and underfloor insulation) and a very large uPVC conservatory.



The accommodation is very flexible and the first floor principal bedroom features a chrome glass-sided balcony, taking advantage of the wonderful views over Lyme Regis, the surrounding countryside and along the Jurassic Coast.

A further feature are the large and secluded gardens.

Briefly, the accommodation extends to:

Ground floor – Recessed entrance porch, reception hall, living room with fireplace (potential open fireplace) and bay window, dining room with bay window (potential to knock through to kitchen to create a large through kitchen/dining room), utility, shower room, garage/workshop, inner hall, bedroom 2, bedroom 3, bedroom 4/study, uPVC conservatory.

First floor – Landing, bedroom with en-suite wash room and large balcony.

OUTSIDE

The property is well set back and approached over a tarmac driveway with turning and parking area. Well stocked front and side gardens, laid to lawn together with trees and shrubs. The rear garden is, again, good sized. Immediately adjoining is a paved terrace with access to a basement store. Large expanse of lawn interspersed with a wide range of trees and shrubs including mulberry and apple trees. Potting shed.

SITUATION

Clappentail Park is a delightful residential area within easy walking distance of the town centre and seafront. Lyme Regis is a picturesque and historic coastal town famous for its historic Cobb, harbour and glorious beaches. The town is located on the stunning Jurassic Coast World Heritage Site and within the West Dorset Area of Outstanding Natural Beauty (AONB). Lyme Regis is a thriving community with excellent shopping, business and leisure facilities and cultural experiences to suit all tastes. At nearby Axminster there is a mainline rail service to London and the historic market town of Bridport is also easily accessible.

SERVICES

All mains services. Gas-fired central heating. Solar panels for supplementary hot water.

VIEWINGS

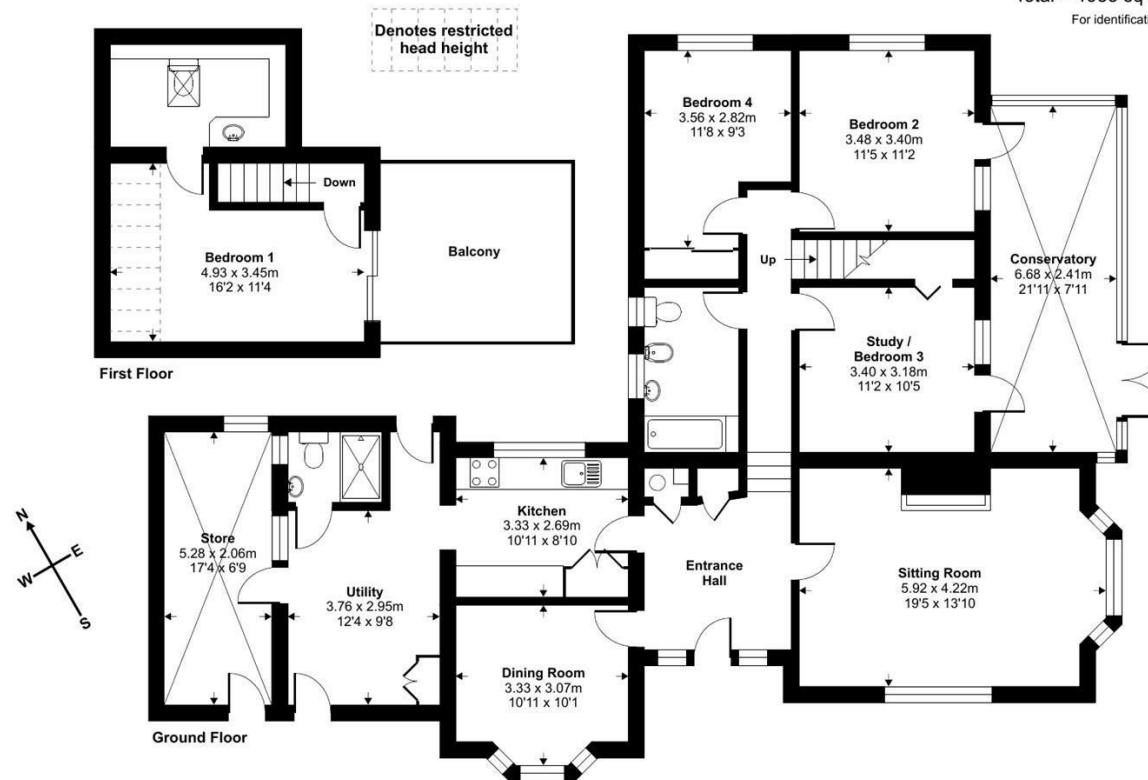
Strictly by appointment with Stags Bridport office.

DIRECTIONS

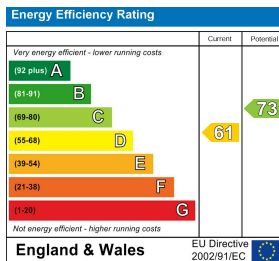
From Lyme Regis town centre follow Silver Street (signed Axminster) and at the roundabout take the 1st exit into Clappentail Lane. Take the 2nd right into Clappentail Park and the property is immediately on the right.



Approximate Area = 1896 sq ft / 176.1 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Total = 1935 sq ft / 179.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023.
 Produced for Stags. REF: 1025877



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000