



Green Tyles,



Green Tyles,

Timber Hill, Lyme Regis, Dorset DT7 3HQ

1 mile to the sea!

Enjoying fantastic views out to sea this three bedroom chalet bungalow offers spacious and flexible accommodation with a garage and off-street parking.

- Detached chalet bungalow
- Sea Views
- Garage and driveway and workshop
- Three bedrooms
- Generous master ensuite
- Landscaped wrap-around gardens
- Freehold
- Council tax band E

Guide Price £795,000

Situation

Lyme Regis is a hugely popular and historic town forming part of the World Heritage Jurassic Coast. It is famous for its iconic Cobb, harbour and beautiful bathing beaches. The thriving town centre offers convenient and bespoke shopping of a surprising variety as well as a number of renowned popular restaurants and hotels. It has excellent walks and water sport facilities and within an area designated as an Area of Outstanding Natural Beauty (AONB). The market town of Axminster is within 4 miles with train services to London Waterloo and there is also excellent road and rail access further westwards into Devon and Cornwall.

Description

Green Tyles has been well-maintained by the current owners and offers flexible accommodation over two floors with wonderful views of the sea. There is a single garage with workshop and a driveway with parking for several cars and a low-maintenance wrap-around garden with a large terraced area to enjoy the Southerly aspect and views towards the Cobb and out to sea.



Accommodation

On the ground floor is the kitchen, with a fantastic range of wall and base units, built in appliances and breakfast island. A rear door gives access to the garden. A spacious sitting room/dining room with feature gas fireplace leads into an impressive conservatory which enjoys wonderful views of the garden and out to sea. There are two bedrooms (one currently arranged as a further reception room), and a shower room.

Upstairs is a beautiful master bedroom with ensuite bathroom and dressing again and fantastic views of the sea.

Outside the gardens have mainly been paved or gravelled for ease of maintenance with established shrubs and borders.

Services

According to Zoopla Superfast broadband 24-100 Mbps is available at the property.

Private drainage via a cesspit which is located in the adjacent property serviced annually at a cost of circa £180 per annum (split equally between the two properties). (price could vary depending on company fluctuations).

Mains gas fired central heating, mains electricity and water.

Broadband - Standard up to 12Mbps, Superfast up to 55Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

Directions

From the A3052 proceed in a Southerly direction onto Timber Hill. Green Tyles will be found on your left hand side about 1/4 way down the hill via a splayed driveway. Please feel free to park on the driveway for your viewing

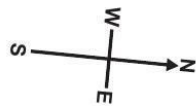
Viewings

Strictly via the selling agents Stags.

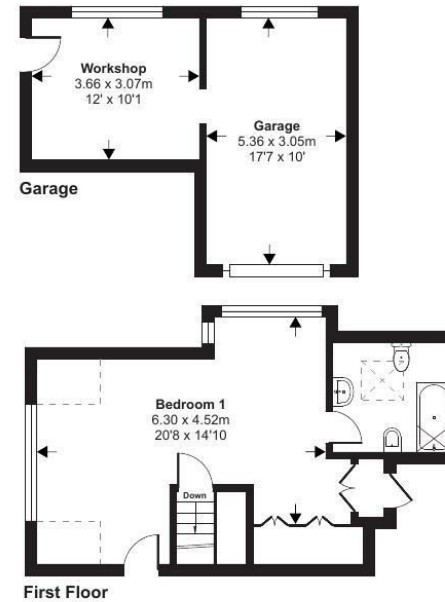
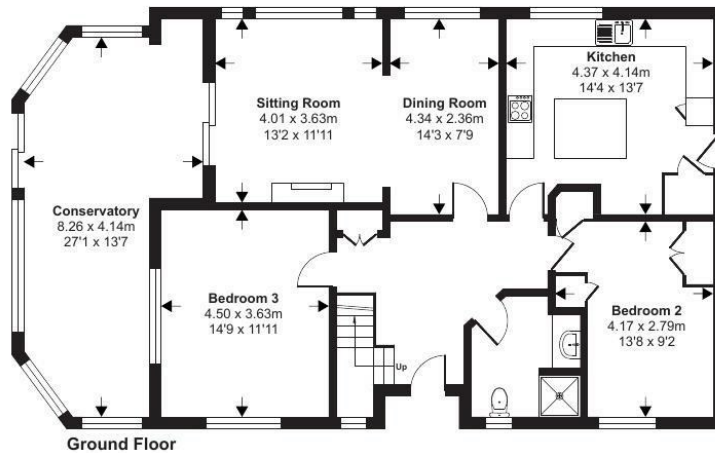


Approximate Area = 1773 sq ft / 164.7 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Garage = 304 sq ft / 28.2 sq m
 Total = 2106 sq ft / 195.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nche.com 2024. Produced for Stags. REF: 1092197

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (54-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London