



The Bungalow,



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8 Victoria House, Uplyme Road, Lyme Regis DT7 3LP

A highly unique, new detached single storey residence in the highly sought after historic coastal resort of Lyme Regis.

- Unique Contemporary New Build
- Views Over Lyme Regis
- Large Living Room With Separate Kitchen
- Private Terrace & Allocated Parking
- New Long Lease With Share of Freehold
- Just 8 Individual Properties
- Double Bedroom
- Excellent Specification
- Close to Town & Beaches
- Council Tax Band To Be Assessed

Guide Price £220,000

## THE PROPERTY

Victoria House is a fine detached Victorian house – formally the Victoria Hotel and the station hotel. It has classic Victorian architectural features and is predominately of red brick.

The scheme is a very skilful high quality conversion to create 7 highly individual apartments within the house together with a new detached single storey dwelling.

The Bungalow is a highly unique detached single storey contemporary residence enjoying views over Lyme Regis to Black Venn. The excellent specification includes electric heating, well equipped kitchen with electric oven, ceramic hob and cooker hood with attractive bathroom/shower room fittings.

The accommodation extends to large living room with separate kitchen, double bedroom with ensuite shower room and separate cloakroom.

This unique scheme is rarely available in Lyme Regis and the property would be equally ideal as a permanent home, second home and/or holiday letting or long term letting investment.



## OUTSIDE

The Bungalow has one allocated parking space, together with shared cycle and bin stores.

It has the benefit of its own private paved terrace.

## TENURE

New long leases – terms to be confirmed – with share of freehold. A management company will be set up and a service charge payable.

Long term and holiday lettings are permitted.

Pets to be confirmed.

## SITUATION

Victoria House occupies a pleasant and highly convenient location just a few minutes' walk to the town centre and within easy reach of the sea front. 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 World Heritage Site and within the Dorset Area of Outstanding Natural Beauty (AONB). Lyme Regis is a thriving community with good shopping business, leisure facilities and cultural experiences to suit all tastes. At nearby Axminster there is a main train service to London and the historic market town of Bridport is also easily accessible.

## SERVICES

Mains electricity, water and drainage, electric heating.

Broadband - Standard up to 16Mbps, Superfast up to 80Mbps 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).

## VIEWINGS

Strictly by appointment with Stags Bridport.

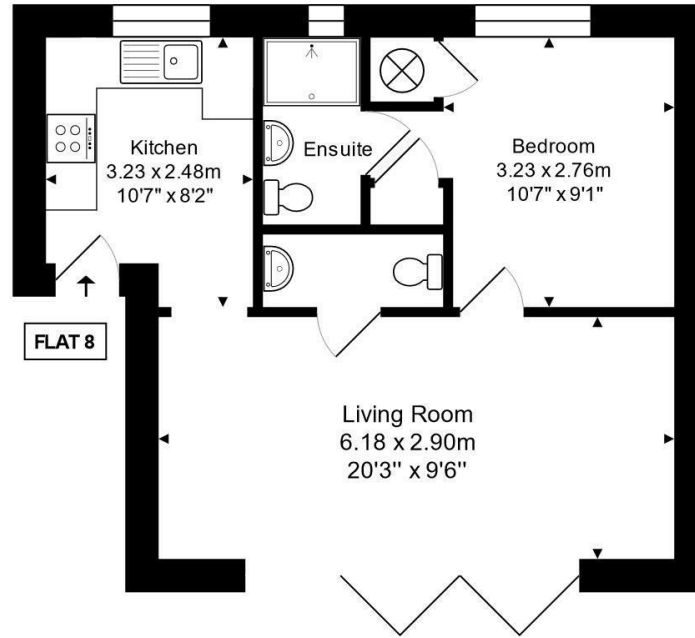
## DIRECTIONS

From Lyme Regis town centre and at the top of Broad Street, turn right into Silver Street. Continue past The Mariners Hotel into Uplyme Road and Victoria House can be seen on the right after about 1/4 mile or so.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)





Total Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>  
 Not to scale. Measurements are approximate and for guidance only.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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