



Cedar Cottage



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East Cliff, Lyme Regis, DT7 3DH

**FOR SALE BY INFORMAL TENDER.
BEST AND FINAL BIDS BY MIDDAY
WEDS 25th SEPTEMBER**

- SALE BY INFORMAL TENDER
- Link-detached house
- Very central location
- Huge potential
- Complete renovation project
- Garage and one parking space
- 0.2 acre plot
- Tucked away position
- Chain Free
- SEA VIEWS FROM THE END OF THE GARDEN

Guide Price £325,000

THE PROPERTY

Offering an exceptional and rare opportunity to purchase a property in need of complete renovation, with gardens reaching down to the sea, yet within a very short stroll of the centre of Lyme Regis.

The property itself briefly comprises a link-detached house, linked via one utility room wall to a neighbouring property, but otherwise detached, two double bedrooms and a bathroom on the first floor, whilst downstairs offers a kitchen, utility, WC and two reception rooms.

OUTSIDE

The whole plot, including the house amounts to 0.2 acres with a long garden stretching away from the house. At the end of the garden via steps downhill are uninterrupted views straight out to sea. The garden is currently overgrown so further clearance would be required to experience the best of the views. Nearest the house is a patio area and garden stores.

There is a single garage and a small parking space directly in front of the garage for additional parking.



SITUATION

Lyme Regis is part of the stunning Jurassic Coast World Heritage Site with a thriving town centre offering convenience and bespoke shopping of a surprising variety, as well as a number of renowned popular restaurants and hotels. The area is designated as an Area of Outstanding Natural Beauty and has excellent walking and water sport opportunities. The market town of Axminster is only 6 miles away with train services to London Waterloo.

SERVICES

Broadband - Standard up to 14Mbps and Superfast up to 80Mbps. 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).

Mains drainage and gas.

The original cottage is of standard masonry construction under a tiled roof.

VIEWINGS

Viewings will be strictly accompanied via the selling agents Stags, we suggest sensible footwear as the garden is uneven, we regret children are not permitted on viewings due to the condition of the property for safety reasons. PLEASE DO NOT PARK AT THE HOUSE FOR YOUR VIEWING there will not be space. Kindly use a nearby car park and arrive on foot.

There are block viewings on the following slots only.

Kindly ring the office to register before attending a viewing slot or entry will be refused.

Tuesday 10th sept 11am to 12.00 noon

Thursday 12th Sept 4pm to 5pm

Saturday 14th Sept 9am to 10am

Monday 16th Sept 11am to 12 noon

Thursday 19th Sept 4pm- 5pm

AGENTS NOTE

The property is being sold by informal tender. All bids should be submitted in writing to Harriet Stacy-Marks at Stags Bridport by Midday Wednesday 25th September. You will be provided a best bid form on the viewing. The property is sold as seen, it is a deceased estate with limited information available regarding it's history or services. Any buyer must satisfy themselves as to the connected services, structure of the building and condition. Probate has been submitted but not yet received.





Total Area: 103.2 m² ... 1111 ft² (excluding garage, stores)

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.



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