



6, Talbot Road



6, Talbot Road

Lyme Regis, Dorset, DT7 3BA

Town Centre, Seafront and Cobb 0.8 mile.

OPEN GUIDE PRICE £350,000 - £375,000

An individual detached chalet bungalow with good views in a peaceful and desirable location

- Priced for quick sale - Offers Invited
- Excellent Improvement potential
- 2 Reception, garden room , study/store
- Sea glimpses & country views
- No forward chain
- Spacious 1420sqft
- 3 double bedrooms, 2 bathrooms
- Mature gardens
- Close to open countryside and sought after location
- Freehold. Council Tax Band E

Guide Price £350,000

THE PROPERTY

6 Talbot Road is an individual detached chalet bungalow enjoying open views over countryside and to the sea, in a peaceful and desirable established residential road. It was traditionally built in the 1960s of brick and rendered elevations and offered to the market for the first time since 2007.

The property offers gas-fired central heating, replacement uPVC double glazed windows/doors and a fitted kitchen with electric oven, gas hob, cooker hood and integrated fridge, freezer and dishwasher (not currently working and sold as is). It would benefit from general updating/improvement and offers great potential to create a lovely home.

The accommodation is good sized and enjoys country views to the rear and, to the front, over Lyme Regis to the sea beyond.

Briefly extending to:

Ground floor - Recessed entrance porch, hall, living room with natural stone fireplace and large picture window, dining room with French doors, kitchen, larder with plumbing for washing machine, garden room, study/store ,inner hall, two bedrooms, bathroom, separate WC.

First floor - Landing, bedroom.



OUTSIDE

The property is well screened from the road and there is a tarmac driveway providing good parking.

The former garage has been converted to provide additional accommodation, although could be easily reinstated.

Well stocked front gardens. The rear garden backs onto open fields, enjoying good seasonal views. Adjoining paved terrace, timber decking with steps, areas of garden, small pond and useful basement store.

SITUATION

Talbot Road is a popular, peaceful and sought after, established residential road within easy reach of everything Lyme Regis has to offer including the thriving town centre, attractive bathing beaches and historic Cobb. Forming part of the Jurassic World Heritage Site and within the West Dorset Area of Outstanding Natural Beauty (AONB), Lyme Regis and the surrounding countryside offers many walking opportunities including the beautiful walk along the River Lym, which can be joined just a short distance from the property. Within the town there is a broad range of shopping, leisure and cultural facilities to suit all interests, as well as good everyday amenities including library, doctors and schools for children of all ages. Nearby Axminster has a mainline station to London Waterloo and the West Country. The thriving market town of Bridport is also very nearby.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 15Mbps and Superfast up to 50Mbps.

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).

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

VIEWINGS

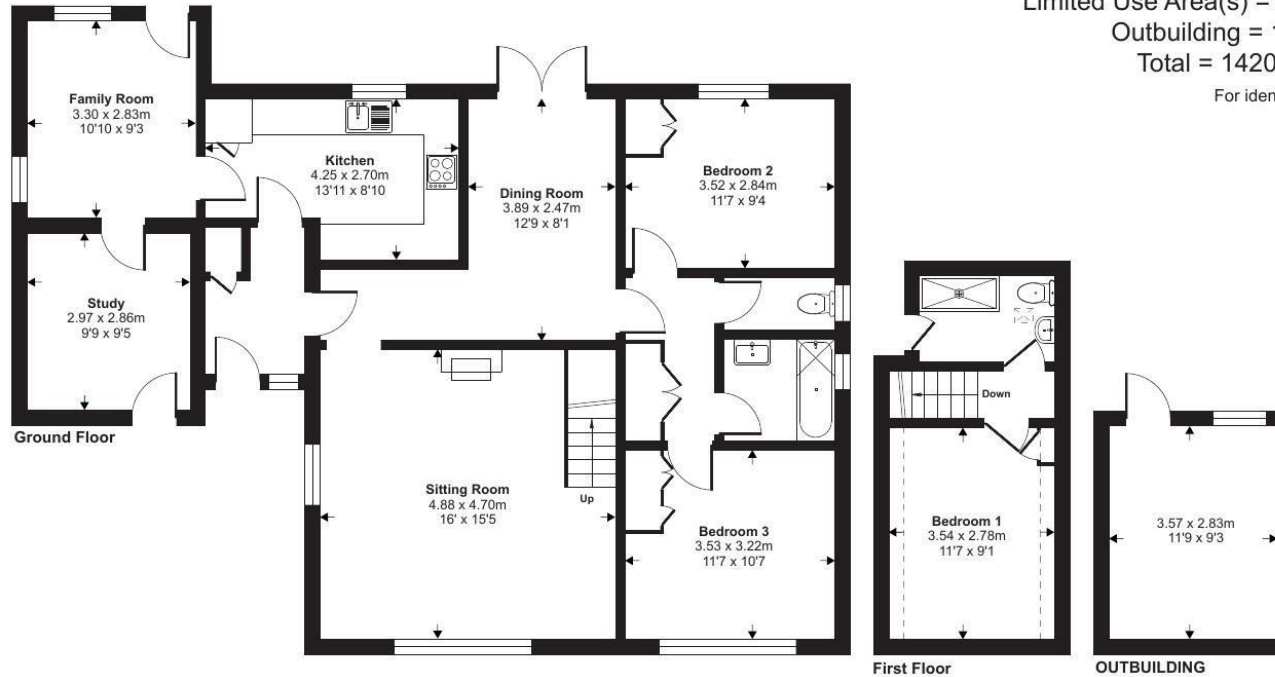
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the A35 west and at the Charmouth roundabout take the 2nd exit towards Lyme Regis. Follow this road into the town and turn right in Pine Ridge then bear left into Colway Lane. After about 0.2 miles turn right into Talbot Road and the property can be found soon after on the left.



Approximate Area = 1291 sq ft / 119.9 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1420 sq ft / 131.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Stags. REF: 1324709

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

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