



A PLEASANT SEMI-DETACHED HOUSE, SITUATED WITHIN A QUIETLY TUCKED AWAY CUL-DE-SAC POSITION WITH VIEWS TO THE REAR



33 Queens Walk, Lyme Regis, Dorset DT7 3BH
Guide Price £260,000

- Semi-Detached House
- Views to the Rear
- Ideal Starter Home
- Low Maintenance Rear Garden
- 2 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Parking for Two Vehicles

33 Queen's Walk is a well situated semi-detached house, located within a pleasant cul-de-sac on the edge of Lyme Regis.

The property represents a fantastic opportunity for those seeking their first home, and benefits from a nice outlook and views to the rear across to the other side of the town, with sea glimpses.

Presented in good condition throughout, the house comprises of two double bedrooms, entrance porch, lounge, kitchen and family bathroom, whilst outside there is a low maintenance rear garden and driveway parking for two vehicles found a short distance away.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

The Accommodation Comprises:

Entrance Porch

Laminate flooring, ceiling light, door to:

Lounge

14'9" x 12'5" (4.50m x 3.78m)

Carpeted, double glazed window to front, radiator, stairs rising to landing. Multi panel obscured glazed door to:

Kitchen

12'4" x 9'8" (3.76m x 2.95m)

Laminate flooring. Ceiling spotlamps. Radiator. Double glazed window to rear. Double glazed uPVC door to rear garden. Matching wall and base units with rolled edge wood effect laminate worktops. Tiling to splashback areas. Single bowl stainless steel sink and drainer. Integral 'Zanussi' electric oven with 'Zanussi' induction hob. Space for fridge freezer. Wall mounted 'Glow Worm' boiler.

FIRST FLOOR



Landing

With loft access, smoke alarm, airing cupboard housing hot water cylinder.

Bedroom 1

12'4" x 9'2" (3.76m x 2.79m)

Carpeted, double glazed window to front. Radiator. Fitted wardrobe.

Bedroom 2

12'4" x 7'6" (3.76m x 2.29m)

Carpeted, radiator, double glazed window to rear.

Bathroom

Part tiled, ceiling light, extractor fan, WC, pedestal hand wash basin, panelled bath with thermostatic shower over. Heated ladder style towel rail.



OUTSIDE SPACE

Queens Walk is a well established residential area, found to the eastern side of Lyme Regis. No. 33 is situated within a corner position of a quiet cul-de-sac, and is approached via a set of paved steps leading to the front entrance porch with a further paved pathway to the side of the property leading to the rear garden via a timber gate. The rear garden is low maintenance and mainly laid to patio, and which is slightly tiered, enclosed by timber fencing. There is driveway parking for two vehicles found a short distance away from the house, to the left of No. 31 Queens Walk.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: B

Tenure: Freehold



There is a covenant on this property stating that it is not to be used for holiday letting.

SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Gas central heating

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk



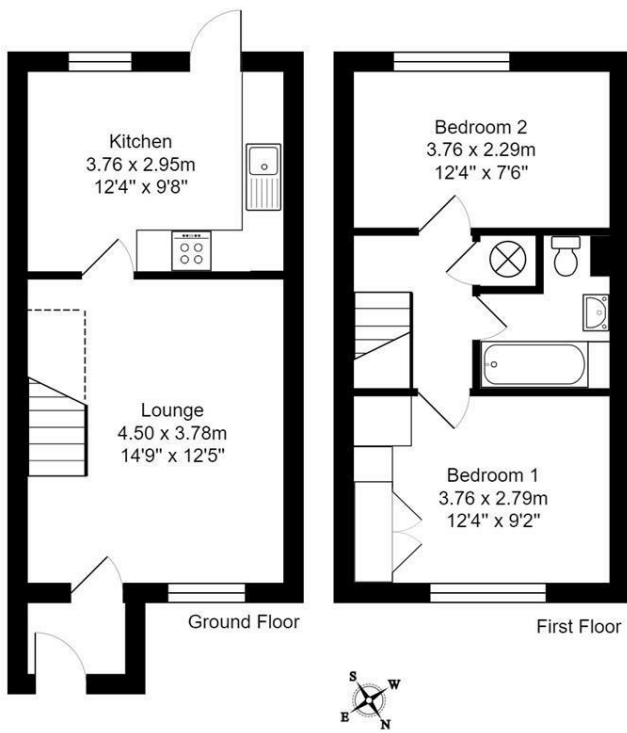
VIEWING

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

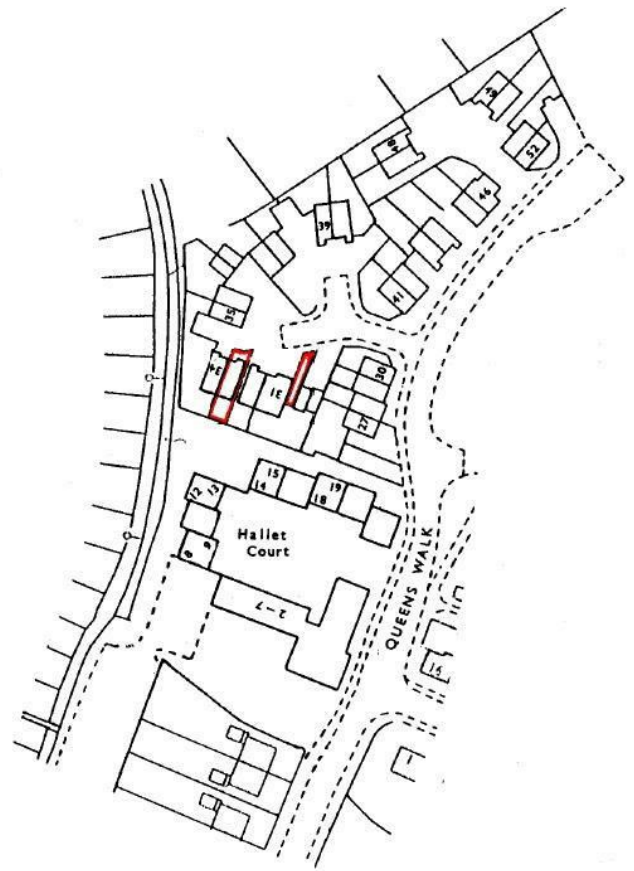
From our office in Lyme Regis, proceed via Broad St to the bottom of the town and through the traffic lights. Continue through Bridge St and Church St into Charmouth Road and take the first left hand turning into Anning Road. After a short distance, take the first right turning into Kingsway and at the end of the road, turn right at the junction into Queens Walk and proceed uphill. Continue for approximately one hundred yards and take the first left hand turning into the cul-de-sac. No. 33 will be found to the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 58.7 m² ... 632 ft²

Not to scale. Measurements are approximate and for guidance only.



NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4591**

www.martindiplock.co.uk
 email: post@martindiplock.co.uk

36 Broad Street, Lyme Regis
 Dorset, DT7 3QF
 01297 445500