



A 1930S/40S DETACHED HOUSE SITUATED WITHIN CLOSE WALKING DISTANCE OF LYME REGIS TOWN CENTRE. REQUIRING MODERNISATION.



Uplands, 24 Woodmead Road, Lyme Regis, Dorset DT7 3AB
Guide Price £650,000

- Detached House
- Close to Town Centre Amenities and Seafront
- Requiring Modernisation
- 4 Bedrooms
- Lounge
- Kitchen and Utility
- Conservatory
- Bathroom
- Front and Rear Gardens
- Detached Garage and Parking



'Uplands' is a well proportioned and constructed 1930s/40s house, occupying a convenient location close to Lyme Regis town centre and its amenities.

The property has been under the same ownership for a number of years, and whilst it has been very well maintained it would now benefit from updating to suit modern requirements.

The house offers balanced living and bedroom space, with a generous conservatory offering a nice outlook onto the rear garden, whilst there are lovely sea and coastal views from some of the principal rooms. There is a good sized garage found nearby, as well as off road parking for one vehicle.



The property is offered to the market with no onward chain.

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:

ON THE GROUND FLOOR

Hall

With radiator and stairs rising to first floor. Smoke alarm. Understairs cupboard. Doors off to:

Cloakroom

With obscured double glazed window, fully tiled, WC, hand basin.



Lounge

14'8" x 13'2" (4.47m x 4.01m)

With double glazed bay windows, radiator, fireplace with stone masonry surround, coving to ceiling.

Dining/Reception Room

13'3" x 12'3" (4.04m x 3.73m)

With radiator, electric fireplace, telephone point, coving to ceiling, double glazed french doors to:

Conservatory

13'1" x 10' (3.99m x 3.05m)

uPVC construction with double glazed door to garden, 2 radiators.

Kitchen

11'7" x 10'11" (3.53m x 3.33m)

With vinyl flooring, double glazed window to rear and uPVC door to outside. Matching wall and base units with inset stainless steel sink and drainer. Built in cupboards. Space for oven. Tiling to splashbacks. Radiator. Door to:

Utility/Pantry

5'11" x 5' (1.80m x 1.52m)

With vinyl flooring, obscured double glazed window, fully tiled. Space for washing machine and fridge freezer. Wall and base cupboards. Strip light.

ON THE FIRST FLOOR

Landing

With loft access, smoke alarm. Doors off to:

Bedroom 1

13'4" x 12'4" (4.06m x 3.76m)

With fitted wardrobes and dressing table, radiator, dual aspect double glazed window affording sea views, sink to one corner, picture rails.

Bedroom 2

13'4" x 12'1" (4.06m x 3.68m)

With dual aspect double glazed windows, radiator, sink to one corner, picture rails.

Bedroom 3

11'7" x 8'3" (3.53m x 2.51m)

With double glazed window to rear, radiator, picture rails.

Bedroom 4

8'4" x 8'3" (2.54m x 2.51m)

With double glazed window to front, radiator, picture rails.

Bathroom

with obscured double glazed window to side, fully tiled, panelled bath with shower attachment, pedestal hand basin, WC, shower cubicle with 'Mira' electric shower, heated towel rail.



LOCATION AND ACCESS, OUTSIDE SPACE

Woodmead Road is an established residential road linking the eastern and western side of Lyme Regis, comprising of mainly period houses and within walking distance of the town centre amenities. 'Uplands' is approached on foot via a pedestrian iron gate from the pavement to the front entrance, with dual side access to and from the front and rear gardens, with the parking space and garage approached from Avenue Road, the adjacent street. The front garden is laid to lawn with mature planted borders and enclosed by a combination of hedging and block walling. The rear garden is mainly laid to lawn, which continues to the side aspect of the outside with paved steps from the conservatory and side access to the lawn, with mature raised planted borders and which is enclosed by part low brick walling and timber fencing. There is a pedestrian gate at the bottom of the garden which provides access to and from the parking area and garage.

Garage

19'1" x 10'10" (5.82m x 3.30m)

With light and power, electric roller door, dual aspect single glazed windows.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: E

Tenure: Freehold

SERVICES

We understand the following to be correct by 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

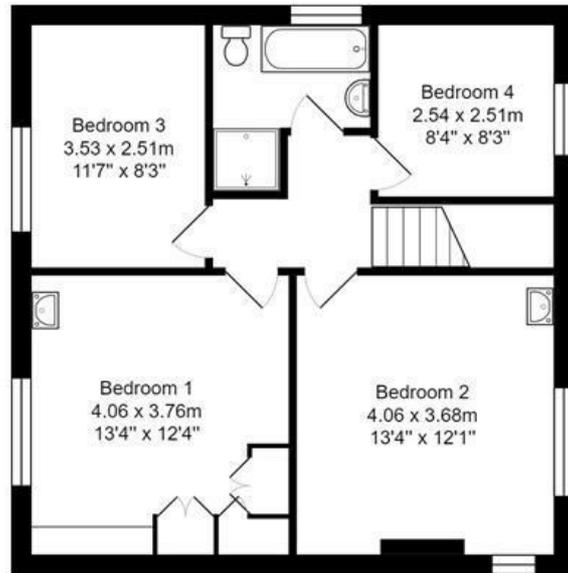
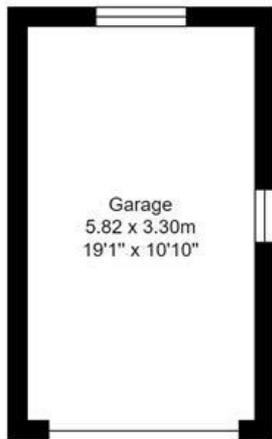
From our office, take the turning signposted Silver Street and continue for a short distance, taking the second right hand turning into Woodmead Road just after the Mariners Hotel. Continue down the hill and Uplands will be found half way along on the right hand side, on the corner of Avenue Road.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Total Area: 134.7 m² ... 1449 ft² (excluding garage)

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



First Floor



Ground Floor

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. **S4686**

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