



A LINK DETACHED 1960S/70S HOUSE, OCCUPYING A TUCKED AWAY POSITION AND AFFORDING COASTAL VIEWS. IN NEED OF UPDATING.



Starley Bank, Clappentail Lane, Lyme Regis DT7 3LZ
Guide Price £465,000

- Link Detached House
- Lovely Coastal Views to the Rear
- Requiring Updating
- Lounge and Dining Room
- Kitchen and Utility Area
- Two Bedrooms
- Family Bathroom
- Mature Rear Garden
- Single Garage
- No Onward Chain



Starley Bank is thought to have been constructed during the 1960s/70s, constructed to traditional specifications faced in reconstructed stone under a tiled roof.

The property has been within the same ownership for a number of decades, and whilst presented very well, it would now benefit from internal updating to better suit modern living requirements.

The house occupies a tucked away position off Clappentail Lane, and owing to its elevated situation, benefits from some lovely sea and coastal views across to Golden Cap from both the lounge and main bedroom. The rear garden is delightful and well tended, which also provides a fabulous outlook to the coast and Lyme Bay.



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:

Approach to front entrance door via patio area, opening to:

Hall

With parquet flooring, radiator, stairs rising to first floor. Doors to:

Kitchen

8'10" x 9'10" (2.69m x 3.00m)

With double glazed window to front, matching wall and base units with laminate worktops, inset single bowl stainless steel sink and drainer, 2 radiators, fully tiled, space for oven, serving hatch.

Squared arch to:

Utility Area

8'1" x 5'6" (2.46m x 1.68m)

With base unit, cupboards, space for fridge freezer, dishwasher and washing machine, double glazed window to front. Door to:

Rear Porch

Fully tiled, storage cupboard, obscured double glazed door to outside side access.

Dining Room

16'4" x 10'8" (4.98m x 3.25m)

With radiator, double glazed window to rear, obscured window to lounge, TV point.

Lounge

16'4" x 16'9" (4.98m x 5.11m)

With double glazed window to side, sliding patio doors to garden affording coastal views, 2 radiators, TV point, wall lights.

Cloakroom

With WC, radiator, hand basin, double glazed window with obscured secondary glazing, fully tiled.

ON THE FIRST FLOOR

Landing

With double glazed window to side, radiator, storage cupboard, airing cupboard. Doors off to:

Bedroom 1

16'9" x 11'10" (5.11m x 3.61m)

With dual aspect double glazed windows affording coastal views, 2 radiators, fitted wardrobes with overhead storage.

Bedroom 2

20'3" x 9'9" (6.17m x 2.97m)

With dual aspect double glazed windows, radiator, fitted wardrobe with overhead storage, hand basin with shaver point.

Bathroom

With obscured double glazed window to front, radiator, corner bath, shower cubicle, WC, pedestal hand basin, fully tiled, shaver point, extractor fan, 'Dimplex' wall heater.



LOCATION AND OUTSIDE SPACE

Starley Bank is situated off Clappentail Lane, within very close proximity of Portland Lodge and within roughly half a mile of Lyme Regis town centre. The property is accessed via a shared driveway for the neighbouring property and for two further properties nearby. A pedestrian wrought iron gate leads on to a patio area and to the front entrance of the property, with side access to and from the rear garden via a further wrought iron gate. There is also an external storage cupboard to the right of the front door. The rear garden is truly delightful, with a patio area and further lawned area which is interspersed with mature planting and well established specimen trees. There is a pathway to one side as well as steps from the patio area to a further path leading to a potting shed and rear access to the garage. A particular feature are the fantastic coastal views afforded from the rear garden, providing outlooks to the sea and Golden Cap in the distance.

PARKING

Garage and On Street Parking.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: E

Tenure: Freehold

Please note that Starley Bank is a Probate Property and buyers are kindly advised to research the history of this property and enquire with the marketing agent prior to arranging a viewing. We are advised that "marley" tiles containing asbestos may be present in the kitchen and that there is asbestos in the soffits.

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

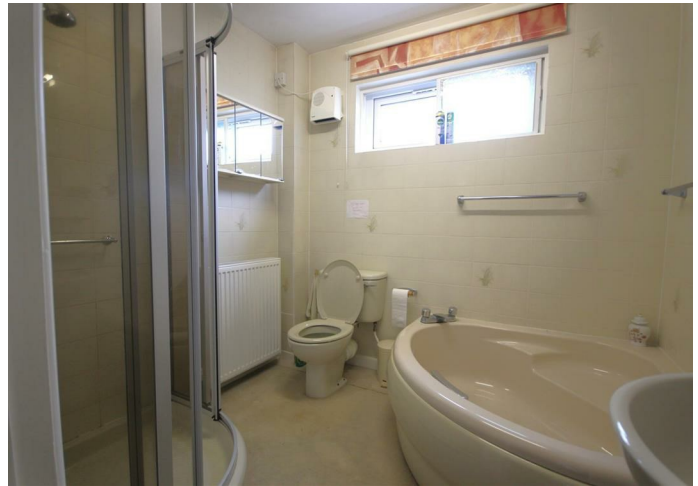
Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

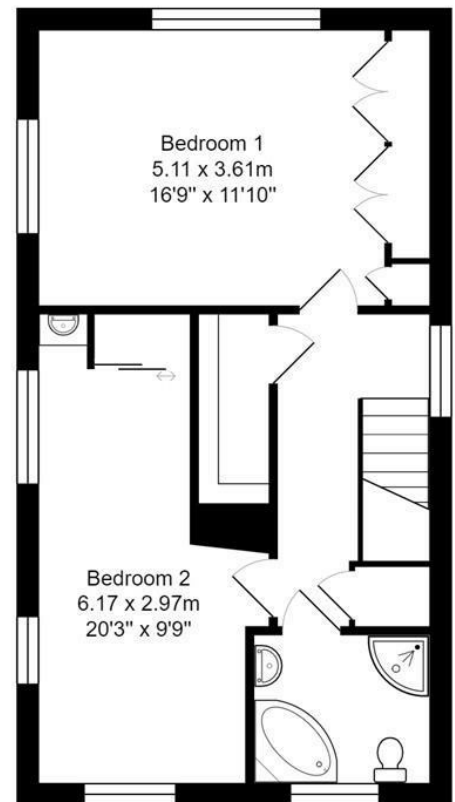
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

At the top of Broad Street bear right into Silver Street heading towards Uplyme. Upon reaching the mini roundabout turn left into Clappentail Lane. Starley Bank is located on the left hand side just above the turning to Portland Court and opposite the top turning to Clappentail Park.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 115.6 m² ... 1244 ft² (excluding garage, workshop)

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. **S4690**

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