



A 1920S/30S DETACHED BUNGALOW, INCLUDING MANY CHARACTER FEATURES AND SET WITHIN GENEROUS GARDENS. IN NEED OF UPDATING.



Ravello, Uplyme Road, Lyme Regis, Dorset DT7 3LS
Guide Price £550,000

- Detached Bungalow
- Good Proportions Throughout
- Generous Mature Gardens
- Requiring Updating
- 2/3 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Driveway Parking
- No Onward Chain



'Ravello' is a well built, characterful 1920s/30s bungalow, situated on the edge of Lyme Regis and benefitting from sea views to the rear.

Set within approximately 0.3 acres of mature gardens, the property has been under the same ownership for some years. It benefits from lovely character features throughout including timber panel doors, picture rails and feature period fireplaces, as well as an impressive wrap around timber decked and part quarry tiled veranda affording a pleasant outlook onto the gardens to the side and rear aspects.

Ravello would now benefit from updating to better suit modern living requirements, with scope to extend the existing accommodation subject to the necessary consents being obtained, given the plot that it occupies.

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:

Pathway from front garden to timber part glazed door to:

Lean-To/Sun Room

5'1" x 24'3" (1.55m x 7.39m)

With part glazed door to:

Lobby

With vinyl flooring and door to:

Utility

8'4" x 6'2" (2.54m x 1.88m)

With single glazed window, vinyl flooring, striplight, base unit with inset stainless steel sink and drainer, space for washing machine.

Further timber part glazed door to:

Kitchen

12'11" x 12'9" (3.94m x 3.89m)

With vinyl flooring, single glazed window to side, base units with laminate worktops and inset stainless steel single bowl sink and drainer, night storage heater, space for oven and fridge freezer.

Timber door to:

Hall

With loft access, airing cupboard housing immersion tank, obscured glazed entrance door to far end of hall, night storage heater. Doors off to:

Bathroom

With timber floorboards, single glazed window to rear, night storage heater, panelled bath, WC, shower cubicle in tiled surround.

Lounge

12'11" x 12' (3.94m x 3.66m)

Carpeted with french doors to decked verandah. Feature fireplace within timber and tiled surround, night storage heater, TV point, picture rails.

Bedroom 1

14'10" x 11'9" (4.52m x 3.58m)

Carpeted with window to side aspect, night storage heater, feature fireplace within timber and tiled surround, picture rails.

Bedroom 2/Dining Room

14'11" x 11'8" (4.55m x 3.56m)

Carpeted with dual aspect windows, night storage heater, feature fireplace within timber and tiled surround.

Bedroom 3

12'11" x 10'2" (3.94m x 3.10m)

With timber floorboards, window to front, fireplace within brick surround, picture rails.



LOCATION AND OUTSIDE SPACE

Ravello is situated off Uplyme Road, one of the main principal routes into Lyme Regis, with the local medical centre and the local comprehensive Woodroffe School found within metres of the property. Access to the property is via a tarmac driveway which is shared with the neighbouring property (Woodberry), which in turn leads to a paved pathway to the front entrance as well as dual side access to and from the rear gardens again via pedestrian pathways. The front garden is laid to lawn with a variety of mature trees and planting throughout, whilst the rear garden is also laid to lawn with varieties of mature specimen trees, shrubs and planting, with a pond to the lower part of the garden. To the side of the bungalow, there is a generous patio seating area bordered by a brick arch feature, with steps down from the patio to the rear garden. The veranda can also be accessed from the patio area, which makes an ideal space for unwinding and relaxing during the warmer months of the year.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: D

Tenure: Freehold

Please note that Ravello 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. The owners of neighbouring properties propose to develop property or land nearby or make alterations to a nearby building. The Land Registry certificate refers to the right to collect water by 'The Hays and Hays Farm' dating from September 1918. The Executors are not aware that this has affected Ravello in any way. The Executors have a verbal agreement with the owner of a neighbouring property for them to connect their new sewage pipe into the existing pipework for Ravello.

SERVICES

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

Electricity: Mains with a smart meter

Water: Mains

Drainage: Mains

Heating: Electric night storage heaters. There is no gas supply connected to the property.

Broadband and Mobile Signal/Coverage: At present there is no telephone or broadband services connected to the property.

VIEWING

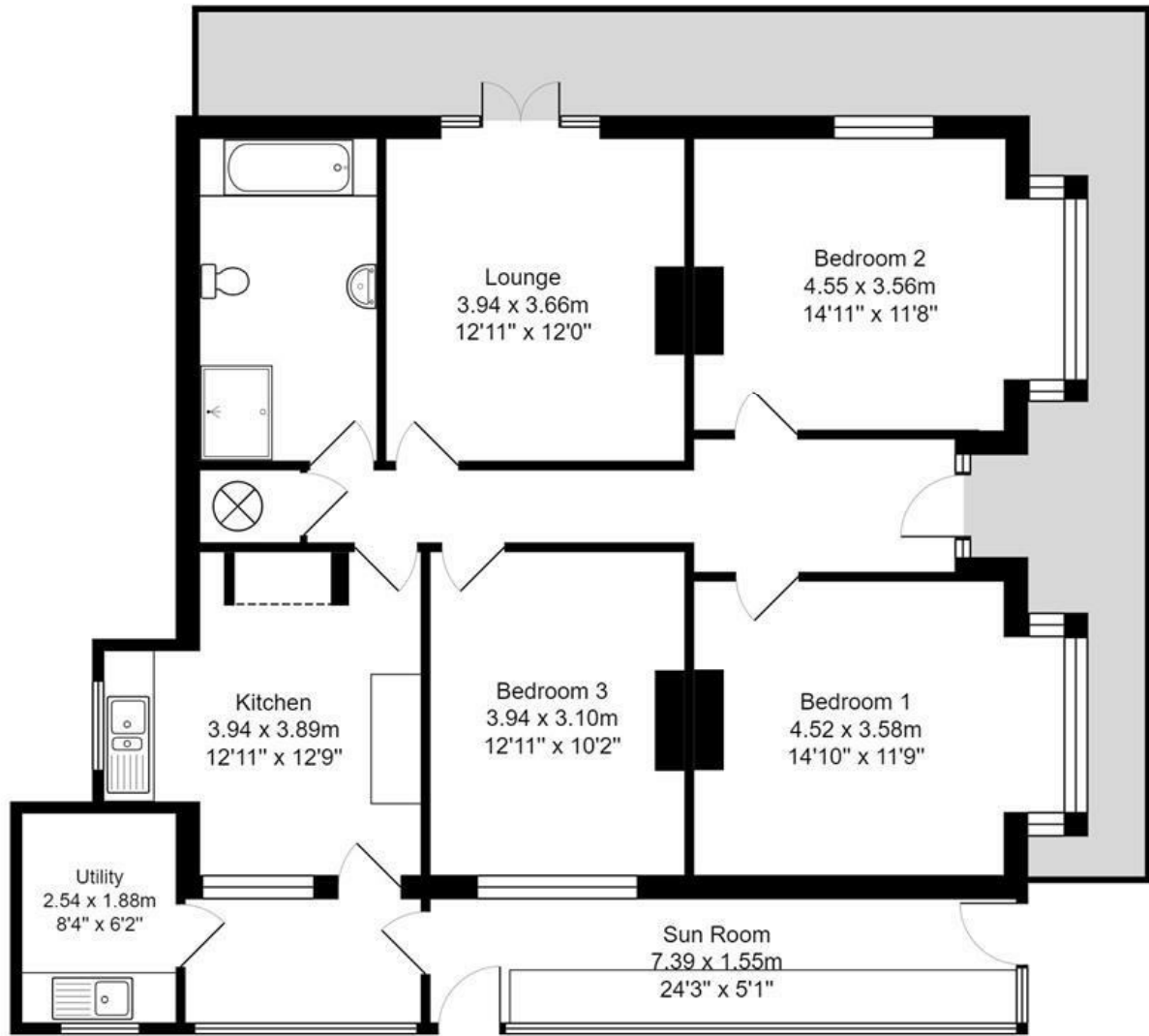
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From our offices, proceed up Pound Street and take the first right hand turning into Pound Road. At the junction, turn left into Silver Street, eventually merging into Uplyme Road. Upon reaching the medical centre on the right hand side, continue for a short distance where Ravello can be found on the right immediately opposite the entrance for Woodroffe School.



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



Total Area: 117.2 m² ... 1262 ft² (excluding verandah)

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. **S4691**

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