



A WELL PRESENTED SEMI-DETACHED BUNGALOW, SITUATED WITHIN A PEACEFUL POSITION AND PART OF A FORMER HOLIDAY LETTING COMPLEX.



Knoll, Harcombe House, Uplyme DT7 3RN  
Guide Price £285,000

- Semi-Detached Bungalow in a Peaceful Location
- Well Presented
- Allocated Parking
- Front Garden
- 2/3 Bedrooms
- Lounge
- Kitchen & Utility Area
- Wet Room

Knoll is a semi-detached bungalow, occupying a pleasant rural position equidistant to both Lyme Regis and Uplyme as well as the market town of Axminster.

The property is part of Harcombe House, which was formerly a holiday letting complex until recently and having had multiple uses prior, comprising a select number of dwellings.

Knoll offers comfortable accommodation and benefits from off road parking for two vehicles together with one allocated parking space nearby, cosy lounge, well equipped kitchen and utility area, together with a dining room (which could be utilised as another bedroom), wet room to the ground floor and two bedrooms to the first floor which provide a nice outlook across the valley.

It would be well suited as either a second home, main residence or for use as a holiday let.

#### The Accommodation Comprises:

##### GROUND FLOOR

Front door to:

##### Hall

Leading to:

##### Inner Hall/Dining Area

8' x 8' (2.44m x 2.44m)

With wood strip flooring, stairs up to First Floor.

##### Kitchen

7'10 x 7'2 (2.39m x 2.18m)

With fitted cupboards, hob and oven, space for dishwasher. Door to side passage and further door to:

##### Laundry Room/Utility

11'4 x 9'8 (3.45m x 2.95m)

Sink unit and worktop. Space and plumbing for washing machine. Space for fridge freezer. Door to outside.

##### Sitting Room

10'9 x 9'8 (3.28m x 2.95m)

Wood strip floor.



### Bedroom 3/Dining Room

10'6 x 9'8 (3.2m x 2.95m)

Wood strip floor.

### Wet Room

With shower, hand basin and WC.

## FIRST FLOOR

### Landing

With fitted store cupboards.

### Bedroom 1

13'8 x 10'5 (4.17m x 3.25m) max.

With sloping ceiling, 2 rooflights, carpeted.

### Bedroom 2

13' x 9'7" (3.96m x 2.92m)

Sloped ceilings. 2 Rooflights. Carpeted. Eaves storage.

## LOCATION AND ACCESS

Harcombe House enjoys a lovely rural setting off a quiet lane in the unspoilt Harcombe Valley with views across the grounds to mature woodland and farmland. Knoll is accessed via a pathway from the parking area, leading to the front entrance door, with a further patio area. There is also a gently sloped lawned area to the front, with off road parking for two vehicles bordered by timber sleepers, and one allocated parking space found a short distance from the property.

## MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: B

Tenure: Freehold

This property is situated within a designated conservation area. A water pipe servicing this property crosses a neighbouring property.

## HARCOMBE HOUSE SERVICE CHARGE

£111 per month (as at March 2023) for maintenance of communal areas including the tennis court. Includes water. Not including building insurance.

## SERVICES

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

Electricity: Mains

Water: Mains

Drainage: Shared sewerage treatment plant

Heating: Oil fired central heating

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

## VIEWING

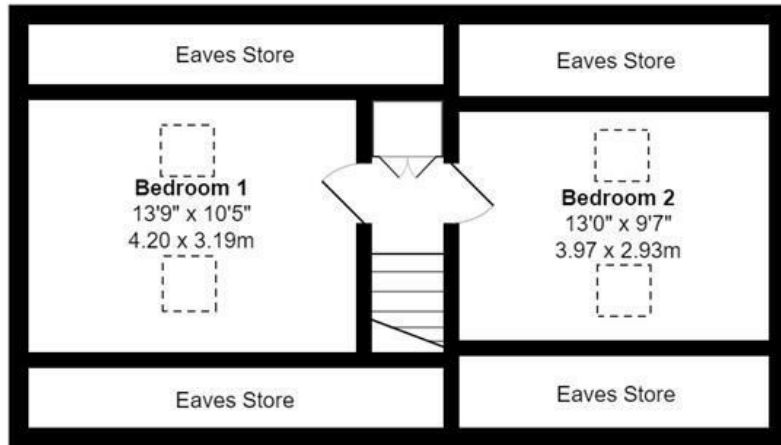
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

## DIRECTIONS

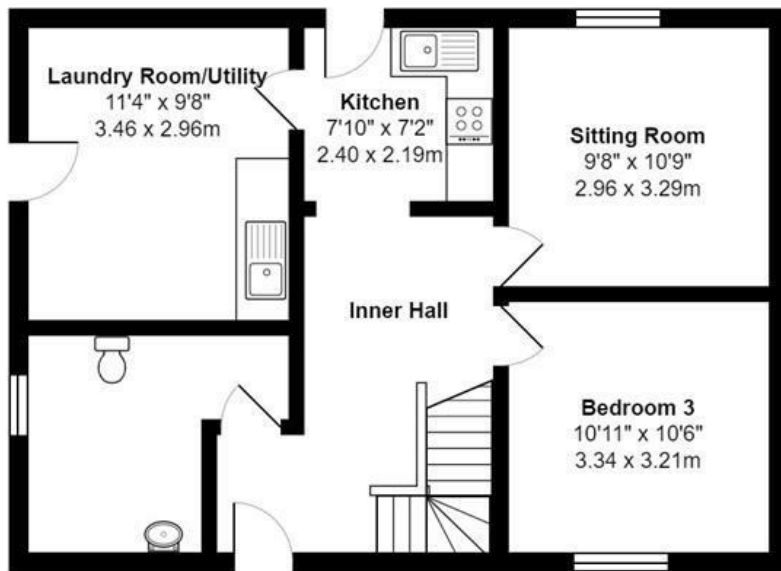
From Lyme Regis proceed to Uplyme and, just past the first traffic calming village gateway turn right into Tappers Knapp (signposted Rocombe). Continue over the river and at the crossroads turn right into Rhode Lane (towards Harcombe). After about 1.5 miles Harcombe House will be found on the left.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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. **S4642**