



A COMFORTABLE FIRST FLOOR FLAT, POSITIONED IN THE CENTRE OF LYME REGIS WITH EASY ACCESS TO AMENITIES AND THE SEAFRONT.



Bakery Flat, Pitt House, Broad Street, Lyme Regis DT7 3QF  
Guide Price £260,000

- First Floor Apartment
- Town Centre Location
- Comfortable Living Space
- Minutes from the Seafront
- Two Bedrooms
- Lounge
- Kitchen
- Bathroom

'Bakery Flat' is positioned to the first floor of Pitt House, a period building which comprises of a former commercial space below and flat above, and is presented in good condition throughout. Access to the flat is via an entrance door to an inner passage/lobby, with a further door opening to the flat itself.

Located within yards of the town centre, the flat provides easy access to all amenities as well as being within a short walk of the seafront. The accommodation is of comfortable proportions, and comprises of a well equipped kitchen, lounge, two bedrooms and bathroom.

A particular feature of note is the nice outlook and views to the rear of the flat, across the valley and to the other side of the town in the distance.

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:

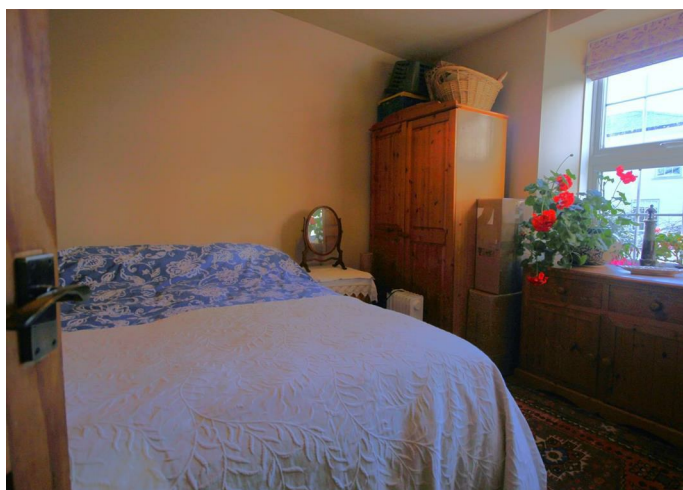
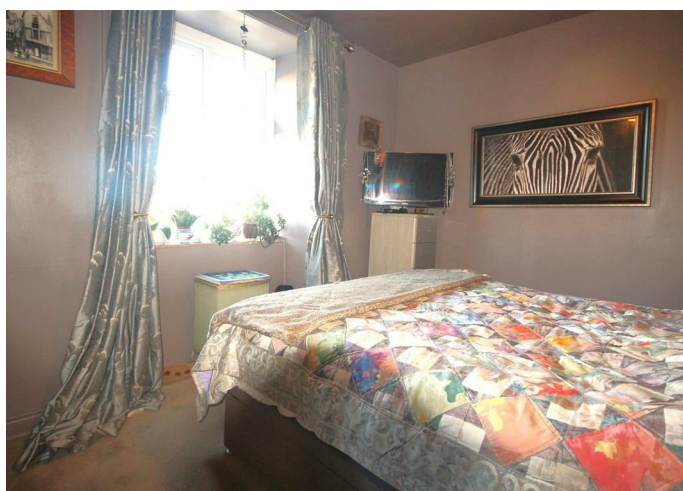
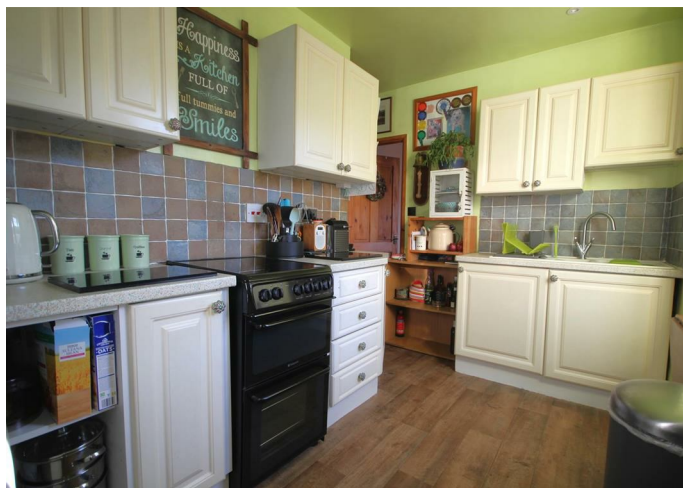
Entrance door to passageway and internal door to flat. Staircase rising to:

#### Landing

With ceiling light, smoke alarm. Doors off to:

#### Bathroom

With vinyl flooring, obscured double glazed window, part timber panelling to walls, 'P' shaped panelled bath with 'Bristan' electric shower over in tiled surround, WC, vanity unit with inset hand basin, cupboard with space for washing machine, 'Dimplex' wall heater.



### Kitchen

11'9" x 8'3" (3.58m x 2.51m)

With vinyl flooring, double glazed window to front, matching wall and base units with laminate worktops, inset Asterite 1.5 bowl sink and drainer, tiling to splashbacks, space for oven and fridge freezer, loft access.

Access from kitchen to:

### Bedroom 2

9' x 9'2" (2.74m x 2.79m)

With floorboards, double glazed window to front.

### Bedroom 1

12'3" x 8'10" (3.73m x 2.69m)

Carpeted, double glazed windows to rear.

### Lounge

11'2" x 10'1" (3.40m x 3.07m)

Carpeted, double glazed window, telephone point, TV point.

### MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: A

Tenure: Leasehold

We understand that this property is held on a 99 year lease from 1999 (74 years remaining), with a nominal ground rent of £10 per annum. The owners are responsible for 50% of maintenance costs for the building. Buildings insurance is arranged by the Freeholder and the owner makes a 50% contribution to the cost. Holiday letting is not permitted within the lease. There is no parking associated with this property. This property is situated within a Conservation Area.

### SERVICES

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

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Electric heating (there is no gas connection to this property)

Broadband and Mobile Signal/Coverage: See [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### VIEWING

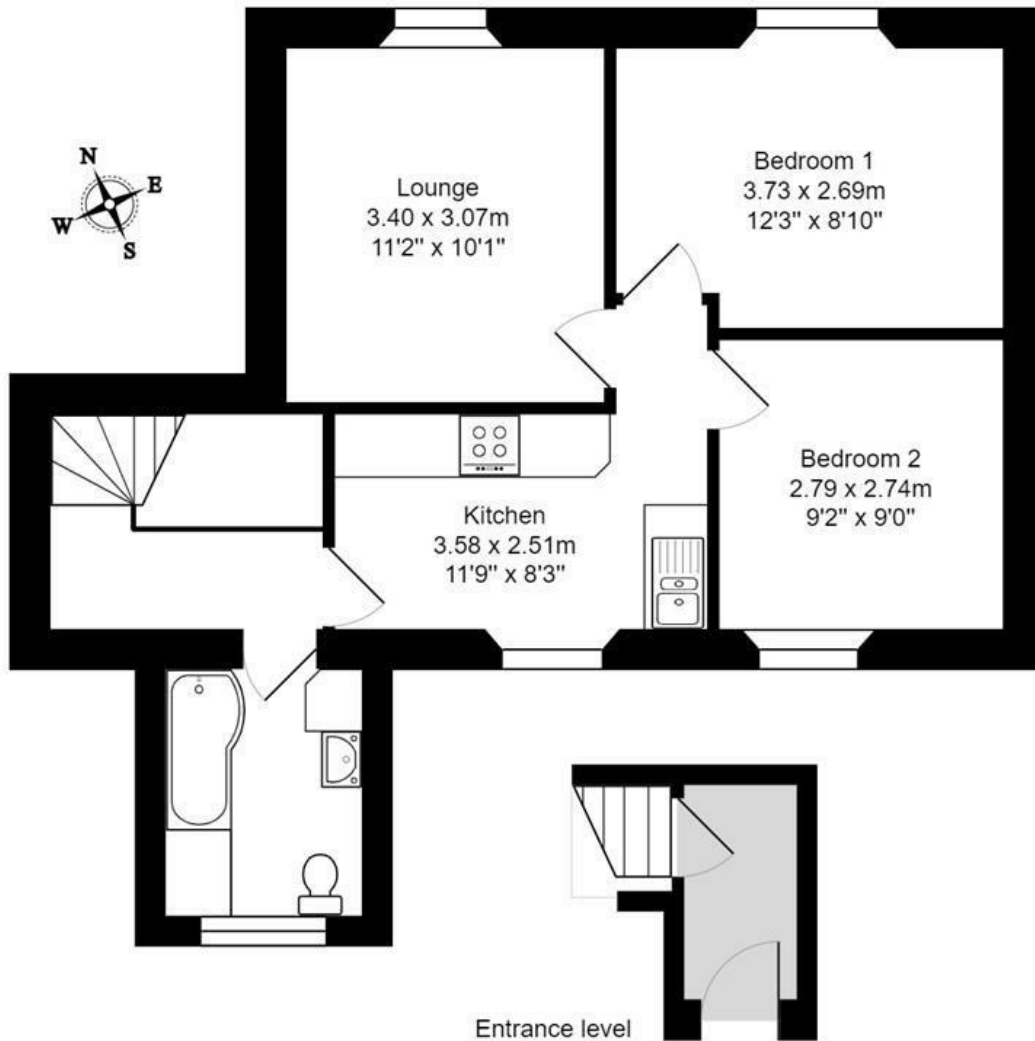
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

### DIRECTIONS

From our office in Broad Street, proceed down the hill and just before 'Boots' turn left into the NCP car park entrance where Pitt House can be found in front of you.



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



Total Area: 49.2 m<sup>2</sup> ... 529 ft<sup>2</sup> (excluding Entrance level)

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. **S4698**