



A NEW BUILD BUNGALOW, PART OF A CONVERSION AND REDEVELOPMENT OF AN IMPOSING VICTORIAN PROPERTY CLOSE TO LYME REGIS TOWN CENTRE



8 Victoria House, Uplyme Road, Lyme Regis DT7 3LP  
Guide Price £245,000



- Detached Bungalow
- New Build
- Low Maintenance Garden
- Modern Living Accommodation
- One Bedroom with Ensuite Shower Room
- Spacious Lounge
- Separate Kitchen
- Cloakroom
- Allocated Parking Space

8 Victoria House is a new build bungalow of standard construction, sited in what was part of the gardens of the former Victoria House Hotel, which has undergone a complete redevelopment within the past year.

The property sits within a comfortable plot which benefits from its own low maintenance outside space, together with modern accommodation which comprises of one bedroom with its own ensuite shower room, generous lounge, separate kitchen and useful cloakroom off the lounge.

The bungalow also has use of its own allocated parking space nearby.

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:

Communal pathway to a timber pedestrian gate opening to a patio area. Further paved path from patio area leading to uPVC from entrance door. Opening to:

#### Kitchen

10'7" x 8'1" (3.23m x 2.46m)

With matching soft close gloss wall and base units with wooden worktops. Inset single bowl stainless steel sink and drainer, integral 'Hisense' induction hob with cooker hood over and electric oven. Double glazed window to rear. Electric panel radiator.

Squared arch to:

#### Lounge

20'2" x 9'7" (6.15m x 2.92m)

With bifold doors opening to patio area. Log burner. Electric panel radiator. TV point. Door to:



### Cloakroom

With vinyl flooring, WC and pedestal hand basin. Shaver point. Extractor fan.

Further door from Lounge to:

### Bedroom

11'9" (max.) x 10'7" (3.58m x 3.23m)

With double glazed window to rear. Electric panel radiator. TV point. Cupboard housing hot water cylinder and fuse box. Further built in cupboard. Door to:

### Ensuite

With vinyl flooring and obscured double glazed window. WC. Pedestal hand basin. Shower cubicle within tiled surround. Shaver point. Extractor fan.

### OUTSIDE SPACE

Private outdoor space with reconstructed stone paving, which is enclosed by timber fencing, brick walling and banked mature hedging. There is a paved pathway from the outside space to the side of the property which in turn leads to the front entrance door.

### MATERIAL INFORMATION

Local Authority: Dorset Council  
Council Tax Band: To Be Assessed  
Tenure: Freehold

There is one allocated parking space associated with this property. The new owner will be required to make a contribution towards the costs of any maintenance works required to the car park and access driveway, on an ad hoc basis.

### SERVICES

We understand the following to be correct but 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.

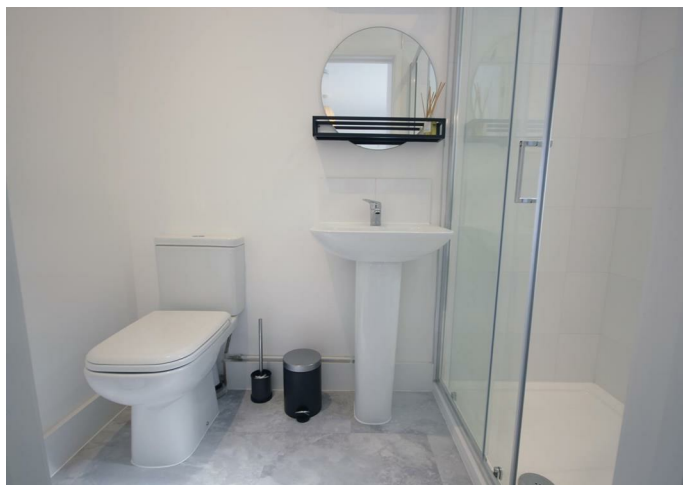
Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

### VIEWING

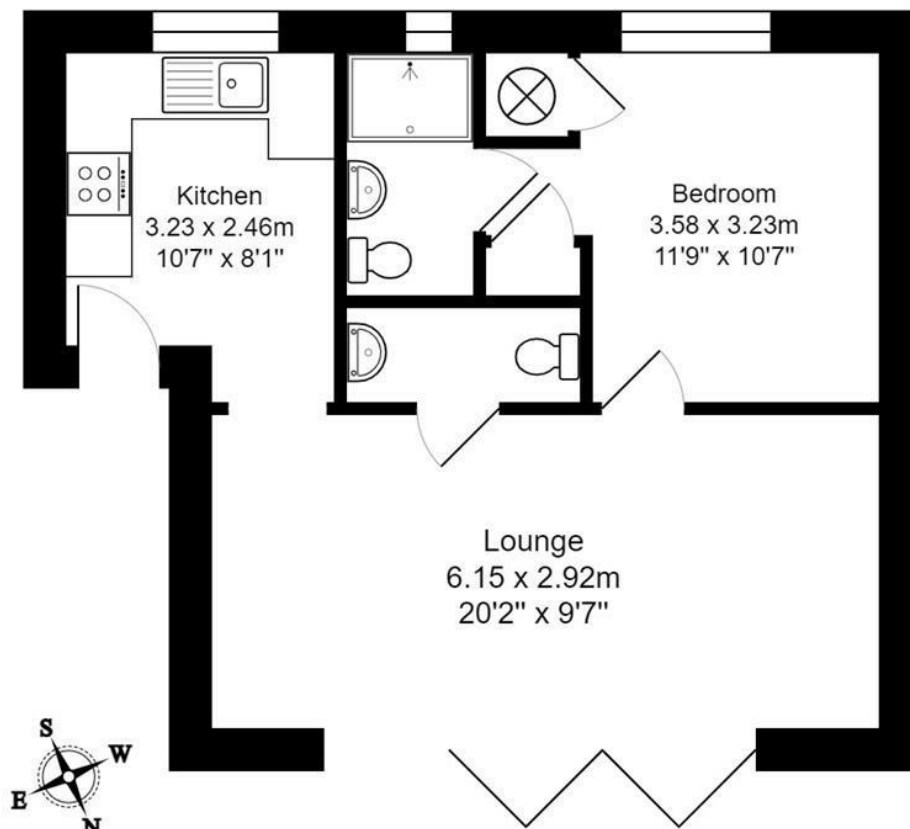
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

### DIRECTIONS

From our offices at the top of Broad Street fork right into Silver Street, proceed up the hill and towards Uplyme. Victoria House will be found on the right just before the mini roundabout. To reach the car park turn right immediately past the house (Roman Road) and the entrance to the car park is on the right.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 42.3 m<sup>2</sup> ... 455 ft<sup>2</sup>

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. **S4600H**

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