



A WELL APPOINTED AND STRIKING DETACHED HOUSE, SITUATED WITHIN EASY REACH OF LYME REGIS TOWN CENTRE AND SEAFRONT



Calgarie, Sidmouth Road, Lyme Regis, Dorset DT7 3ES
Guide Price £795,000

- Detached House
- Sea Glimpses
- 3/4 Bedrooms – Main with Ensuite
- Generous Lounge and Dining Room/Bedroom 4
- Conservatory
- Kitchen
- Utility
- Family Bathroom
- Mature Gardens
- Driveway Parking and Garage



Calgarie is an extremely well presented and appointed detached residence, thought to have been constructed during the 1990s, and situated to the favoured western side of Lyme Regis within a tucked away position off a private driveway.

The property has been lovingly cared for by the present owners, and affords generous living space, a light and bright aspect, and spacious bedrooms, with the main bedroom benefitting from its own en-suite bathroom. There are sea and coastal glimpses from some of the principal rooms both to the ground floor and first floor.



The front gardens are a real delight, offering a sense of seclusion and privacy, with a low maintenance rear garden, and further benefit of driveway parking for several vehicles to the front of the property.

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:

GROUND FLOOR

Front entrance door to:

Hall

Carpeted, part coving to ceiling, 2 radiators, smoke alarm, telephone point, staircase to first floor, understairs cupboard.

Doors to:



Kitchen

12'7" x 10'2" (3.84m x 3.10m)

With tiled floor, double glazed window to side and patio doors to outside, affording sea and coastal glimpses, 2 radiators, matching wall and base units with granite worktops and inset 1.5 bowl stainless steel sink, integrated 'Newworld' gas oven and grill and integrated gas hob. Door to:

Utility Room

8'5" x 5'3" (2.57m x 1.60m)

With tiled floor, radiator, obscured glazed door and double glazed window, base unit with stainless steel sink and drainer, built in cupboard, 'Vaillant' boiler, freestanding washing machine.

Cloakroom

Carpeted, obscured double glazed window, radiator, WC, pedestal hand basin.

Dining Room/Bedroom 4

17'4" x 10'1" (5.28m x 3.07m)

With double glazed window and door to rear, 2 radiators, ceiling rose, carpeted.

Lounge

20'3" x 16'1" (6.17m x 4.90m)

Carpeted, dual aspect double glazed windows, 3 radiators, gas fire within marble surround with a timber mantle, ceiling roses. Doors to:

Conservatory

10'2" x 8'7" (3.10m x 2.62m)

With tiled flooring, double glazed door to outside.

FIRST FLOOR

Landing

Carpeted, radiator, stained glass obscured window and further window to front, airing cupboard housing 'Megaflo' hot water cylinder, loft access and smoke alarm. Doors to:

Bedroom 1

20'4" x 16'2" (6.20m x 4.93m)

Carpeted, double glazed window to side and double glazed door to Juliet balcony affording sea and coastal glimpses, 3 radiators, TV and telephone points, fitted wardrobes and bedside drawers. Door to:

Ensuite

With vinyl flooring, skylight, WC, vanity unit with inset hand basin, panelled bath with shower over, fully tiled, radiator.

Bedroom 2

16' x 12'8" (4.88m x 3.86m)

Carpeted, dual aspect double glazed windows affording views, radiator, fitted wardrobes.



Bedroom 3

13'2" x 10'1" (4.01m x 3.07m)

Carpeted, double glazed window, radiator, fitted wardrobe.

Bathroom

Carpeted, small obscured double glazed window, fully tiled, WC, pedestal hand basin, radiator, panelled bath with shower over, shaver point, extractor fan, wall light.

LOCATION AND OUTSIDE SPACE

Calgarie is situated to the western side of Lyme Regis, located off the Sidmouth Road in heading out of the town toward Rousdon and Seaton, whilst being within easy reach of the town centre and seafront. The property is approached from Sidmouth Road via a private roadway serving Calgarie, which in turn leads to the garage of the property and paved steps and patio terrace to the front entrance which can also be accessed internally from the conservatory. The remainder of the front garden is laid to a small lawned area with perennial and mature shrubs and two small trees, bordered and enclosed by high hedging and timber fencing. The rear garden is also enclosed and laid to a raised patio terrace, bordered by mature planting and shrub borders, with access via pedestrian door to the garage and pathway to the lower level of the garden, providing side access to and from the front of the property, as well as a timber shed positioned to one corner of the upper level.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: F

Tenure: Freehold

SERVICES

We understand the following to be correct but 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

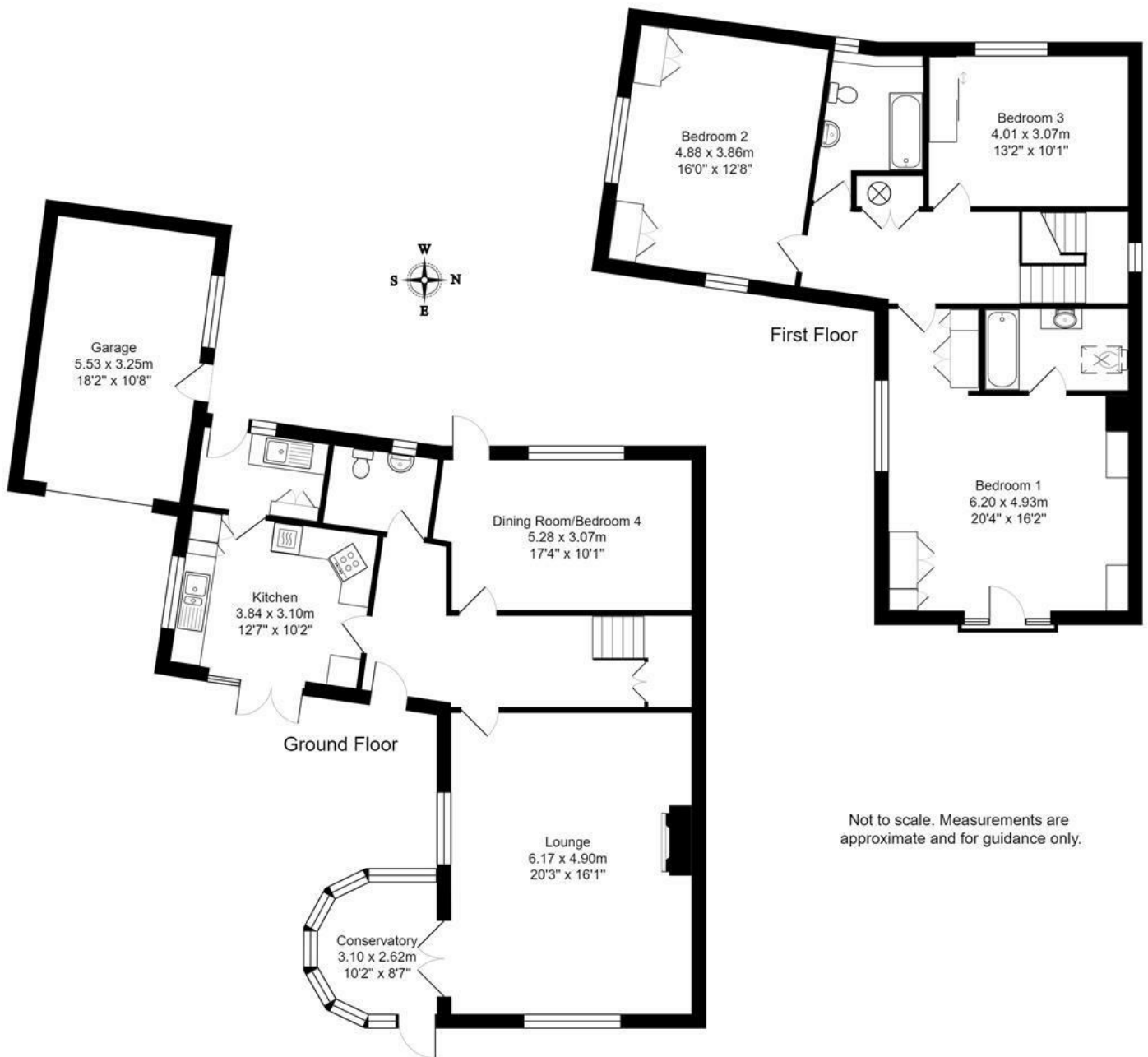
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From our office in Lyme Regis, continue into Pound Street heading out of the town, eventually merging into Sidmouth Road. Upon reaching the turning on your right hand side for Highcliff Road, take the turning on the left signposted for Calgarie and the driveway will lead you to the front entrance of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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:
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 - 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. **S4718**