



A WELL PRESENTED AND MODERNISED SEMI-DETACHED HOUSE, PROVIDING PARKING AND WITHIN EASY REACH OF LYME REGIS TOWN CENTRE AND SEAFRONT



2 Studley Gardens, Woodmead Road, Lyme Regis DT7 3AD
Guide Price £495,000

- Semi-Detached House
- Very Well Presented Throughout
- Off Road Parking for 2-3 Vehicles
- Generous Open Plan Living Kitchen Space
- Three Double Bedrooms
- Snug/Utility Room
- Cloakroom
- Bathroom
- Pleasant Rear Garden
- No Onward Chain

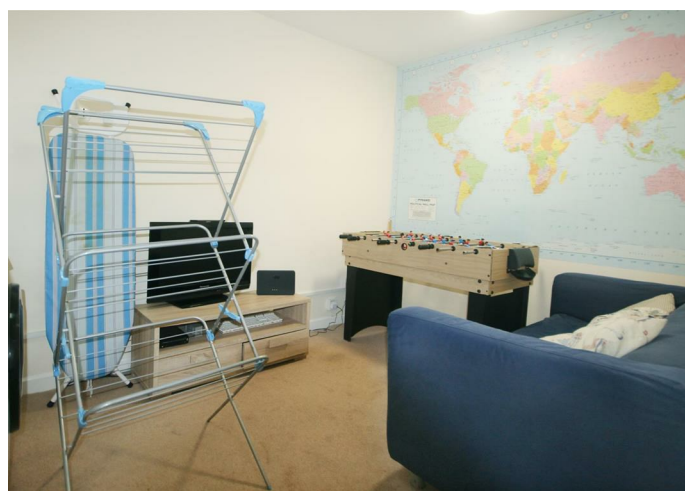


2 Studley Gardens comprises a semi-detached house built in 1986 of cavity wall construction with reconstituted stone elevations beneath a tiled roof. The property has been updated and maintained to a high standard during the current ownership, with a light and bright aspect throughout.



Particular features are the lovely open plan living kitchen space, finished to a contemporary standard, with bi-fold doors on to the quaint south facing rear garden, with decked areas and lower level lawn which is particularly private.

The property has been utilised as both a successful long term and holiday let in recent years, with the property being offered to the market with no onward chain. There is ample parking for a number of vehicles off road, a rarity for such properties within easy reach of Lyme Regis town centre and seafront.



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

Entrance Hall

With wood laminate flooring, radiator, stairs to first floor.
Doors off to:

Cloakroom

With tiled floor, hand basin, WC, extractor fan.



Snug/Utility

11'7" x 7'8" (3.53m x 2.34m)

Carpeted, 2 ceiling lights, telephone point, base cupboard with wood laminate worktop and inset single bowl stainless steel sink and drainer, space and plumbing for washing machine, radiator.

Living Room/Kitchen

25'5" (max.) x 20'11" (7.75m x 6.38m)

With wood laminate flooring throughout. Bifold uPVC doors to garden, 2 radiators, dual aspect double glazed windows and obscured double glazed door from side access. Inset ceiling spotlights.

Kitchen with matching gloss effect soft close wall and base units with quartz worktops, inset 1.5 bowl stainless steel sink and drainer, integrated gas hob with 'Neff' cooker hood over and electric oven. Geometric tiling to splashbacks. Integrated fridge freezer and 'Hotpoint' dishwasher. Smoke alarm.

FIRST FLOOR

Landing

With loft access and airing cupboard housing 'Baxi' combi boiler. Doors to:

Bedroom 2

13'1" x 10'2" (3.99m x 3.10m)

With radiator and double glazed window to rear, built in cupboards/wardrobe.

Bedroom 1

13'1" x 10'5" (3.99m x 3.18m)

With radiator, double glazed window to rear, built in cupboards/wardrobe.

Bedroom 3

13'5" x 10'5" (4.09m x 3.18m)

With double glazed windows to front, radiator.

Bathroom

With vinyl flooring and obscured double glazed window to front. Fully tiled, with white suit comprising of WC, panelled bath with shower attachment and pedestal hand basin. Shower cubicle. Heated towel rail.



LOCATION AND ACCESS, OUTSIDE SPACE

Woodmead Road is an established residential area about 1/2 mile from the town centre and seafront. At the bottom of Woodmead Road there is a very pretty riverside walk that leads through the old town to Broad Street and Marine Parade and inland to Uplyme. To the front, the house is approached from Woodmead Road via a central tarmac driveway (shared with No. 1) with each benefitting from a parking area for at least 2 cars and access to the garages. There is a raised planting bed adjacent to the pavement with a side pedestrian gate and pathway leading to the rear garden. The enclosed rear garden enjoys a sunny southerly aspect and has been attractively laid out with timber decking to the upper and lower level, leading on to a further lawned area which is bordered by mature flower and shrub beds as well as some small trees. There is a further small decked area to one corner of the garden, with a Pergola over.

SERVICES

We understand the property is connected to all mains services, with gas central heating, although applicants should verify this with their own enquiries.

LOCAL AUTHORITY

Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ

Please note that this property is registered for Business Rates rather than Council Tax.

Rateable Value: £3,600

VIEWING

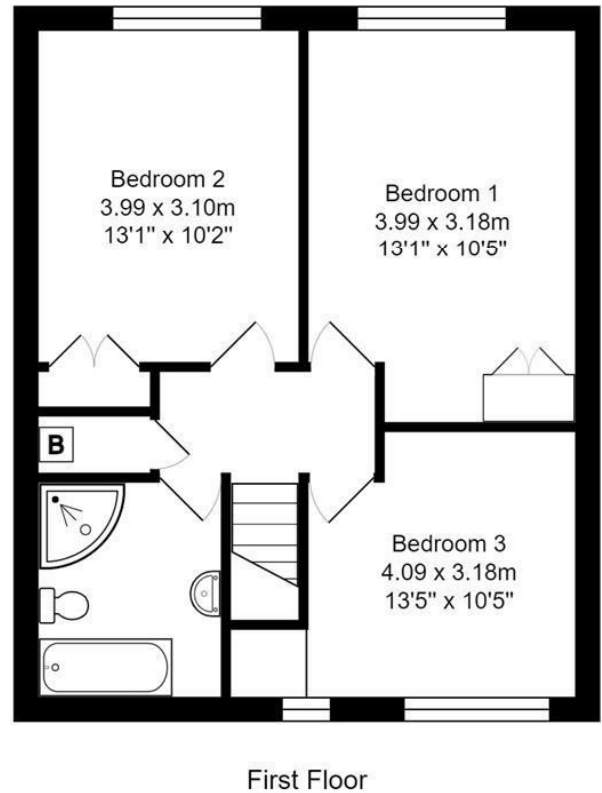
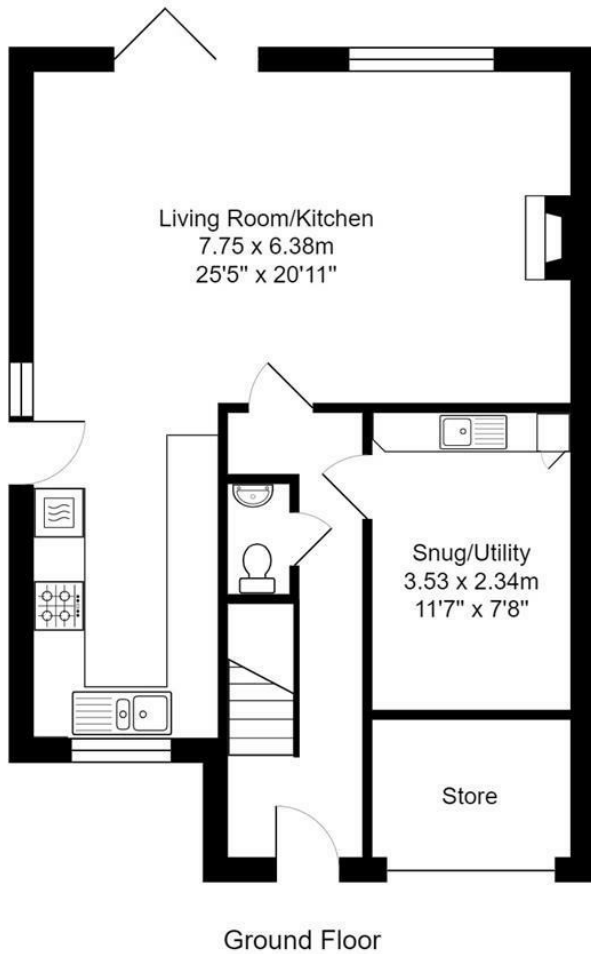
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From the town centre proceed up Broad Street, fork right into Silver Street and then take the second right turning into Woodmead Road. Proceed down the hill and just past the first turning on the right (View Road) the house will be found on the right hand side. (No. 2 is the left hand house of the pair).

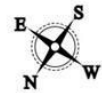


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 107.7 m² ... 1159 ft²

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. **S4670**

www.martindiplock.co.uk
email: post@martindiplock.co.uk

36 Broad Street, Lyme Regis
Dorset, DT7 3QF
01297 445500