



A WELL APPOINTED SEMI DETACHED HOUSE, BENEFITTING FROM GENEROUS
ACCOMMODATION AND DRIVEWAY PARKING



17 South Avenue, Lyme Regis, Dorset DT7 3BQ
Guide Price £320,000

- Semi-Detached House
- Ideal Starter Home
- Low Maintenance Rear Garden
- 3 Bedrooms
- Lounge
- Kitchen/Diner
- Bathroom and Downstairs WC
- Driveway Parking and Garage
- Section 157 Restriction

17 South Avenue is a well proportioned and presented semi detached house, sited on a corner plot with a pleasant outlook to the front aspect.

Under the current ownership for circa eight years, the property has been subject to reconfiguration and updating to create a home that is better suited to modern living requirements, including a generous kitchen diner and family bathroom to the first floor.

The rear garden is especially private and low maintenance, with the added benefit of ample driveway parking for three vehicles and garage.

No. 17 further benefits from three bedrooms, comfortable lounge, family bathroom and downstairs WC.

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:

Front door opening to:

Hall

With smoke alarm, stairs to first floor. Door to:

Lounge

13'5" x 12'9" (4.09m x 3.89m)

With wooden floorboards, bay window with double glazed units, open fireplace within brick surround, radiator, built in cabinet within a recess, understairs cupboard. Opening to:



Kitchen/Diner

15'11" x 9'5" (4.85m x 2.87m)

With vinyl flooring, dual aspect double glazed windows, obscured uPVC double glazed door to garden, matching wall and base units with laminate worktops and inset single bowl stainless steel sink and drainer, space for oven and fridge freezer.

Lobby

With door to:

Cloakroom

With obscured double glazed window, WC, 'Vaillant' boiler.

FIRST FLOOR

Landing

Carpeted, loft access. Doors to:

Bedroom 1

12'8" x 8'6" (3.86m x 2.59m)

With radiator, double glazed window, feature fireplace, picture rails.

Bedroom 2

10'4" x 8'8" (3.15m x 2.64m)

With double glazed window, radiator, feature fireplace, picture rails.

Bedroom 3

9'6" x 7' (2.90m x 2.13m)

With double glazed window, radiator, picture rails.

Bathroom

With laminate flooring, partly tiled, double glazed window, heated towel rail, WC, pedestal hand basin, panelled bath with shower over.

OUTSIDE

South Avenue is a well established residential area, found to the eastern side of Lyme Regis. No. 17 is situated within a corner position of the junction from Anning Road, and is approached from both the driveway and garage adjacent to the house as well as a hard standing pathway via a pedestrian gate. The front garden is enclosed by timber fencing with a lawned area and shrub border, whilst the rear garden is low maintenance and laid to patio seating areas, which is tiered and bordered by timber sleepers and enclosed by timber fencing and hedging. There is also a useful outside store which has power and plumbing for a washing machine and tumble dryer. A pathway to the side of the property provides access to and from the front and rear gardens.

Garage

17'11" x 8'3" (5.46m x 2.51m)

With light and power, window to side and rear, up and over manual door, pedestrian door to rear.



MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Freehold

Section 157 Restriction: Under the 1985 Housing Act there is a rural restriction that applies to ex-Local Authority properties. This means that the proposed Purchasers must have lived or worked within the County of Dorset for a continuous period of 3 years or more. If the proposed Purchasers are unable to comply with the rural restriction, then it would be necessary to obtain the specific consent of Magna Housing Association to purchase.

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

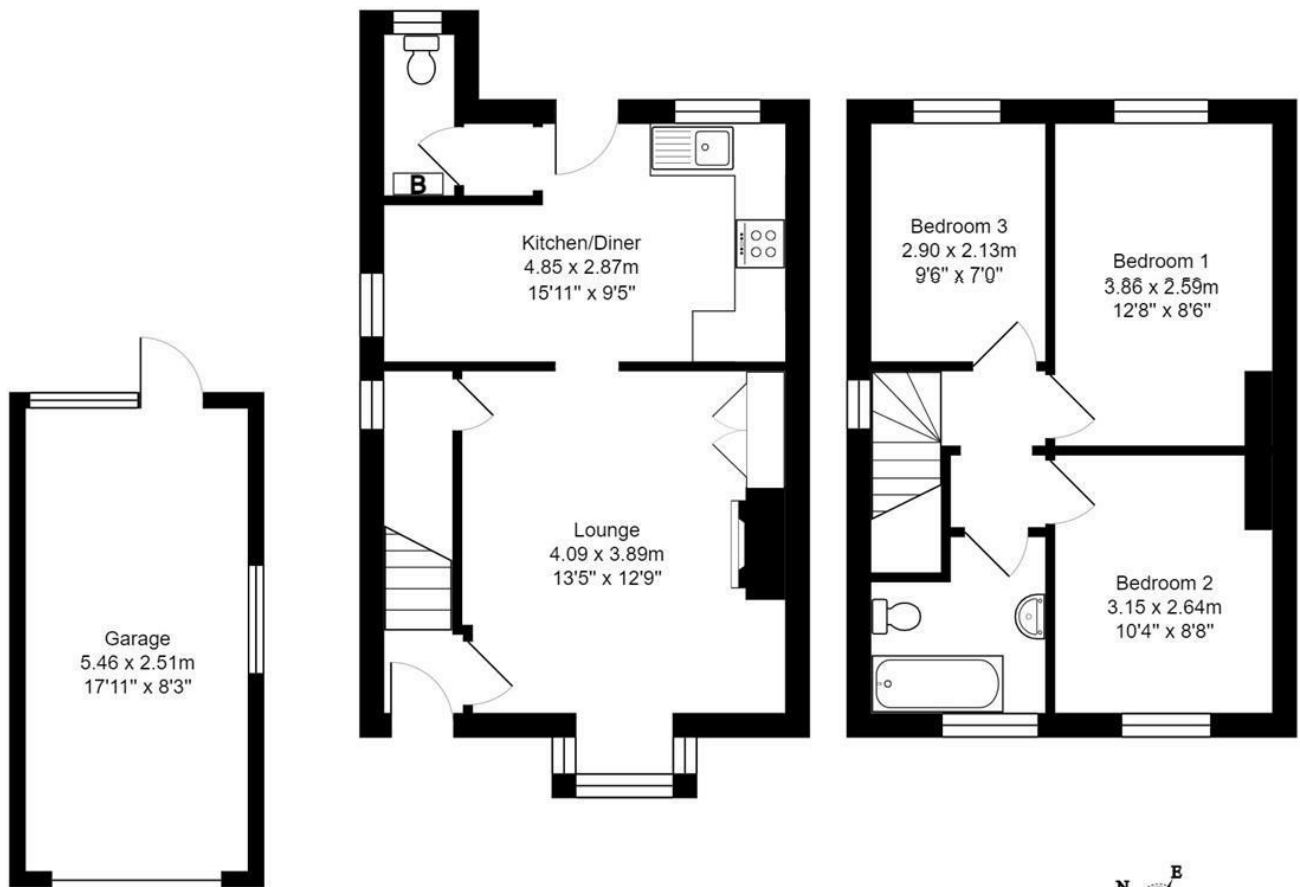
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From our office in Lyme Regis, proceed via Broad St to the bottom of the town and through the traffic lights. Continue through Bridge St and Church St into Charmouth Road and take the first left hand turning into Anning Road. Proceed along Anning Road and upon passing the right hand turning for Queens Walk, continue for a further short distance, taking the next right hand turning into South Avenue. No. 17 will be found as the second property on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 70.3 m² ... 757 ft² (excluding garage)

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:
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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. [S4722](#)

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