



A WELL APPOINTED DETACHED BUNGALOW, SITUATED IN AN ELEVATED POSITION WITH TOWN AND COASTAL VIEWS



Gleanings, Timber Hill, Lyme Regis, Dorset DT7 3HQ
Guide Price £595,000

- Detached Bungalow
- Private Cul-de-Sac Position
- Lovely Views to Surrounding Area
- Scope for Development (STPP)
- 3 Bedrooms – Main with Ensuite
- Comfortable Lounge with Sea Views
- Kitchen/Diner
- Family Bathroom and Separate WC
- Mature Gardens and Outside Stores
- Garage and Car Port



'Gleanings' is a well appointed detached bungalow, situated in the popular area of Timber Hill to the eastern side of Lyme Regis.

Located in an elevated position, the bungalow benefits from a lovely outlook and views to the sea and across to the other side of town. It is of good proportions throughout, with the kitchen diner being a real feature of the home, as well as the lounge which affords views to the front and side aspect, and access to the patio terrace via sliding double glazed doors. The main bedroom has its own ensuite shower room, whilst outside there is the benefit of a single garage and adjacent car port providing parking for one vehicle.



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 Porch

With quarry tiled floor, sliding patio doors to outside. Obscured multi pane door to:

Entrance Hall

With wood laminate flooring, radiator, cupboard with overhead storage, airing cupboard housing immersion tank. Doors off to:

Lounge

16'3" x 13'10" (4.95m x 4.22m)

With exposed floorboards, double glazed window to front affording views and sliding patio doors to outside, 2 radiators, stone fireplace, coving to ceiling, door to hallway.



Kitchen

20'3" x 11'2" (6.17m x 3.40m)

With tiled floor, triple aspect double glazed windows, door to outside passage, built in cupboards (one housing boiler), matching shaker style wall and base units with wood laminate worktops, inset stainless steel sink, 5-ring gas hob, integrated electric oven and grill, space for dishwasher, radiator. Obscured glazed multi pane door to:

Bedroom 1

11' x 14'10" (3.35m x 4.52m)

With double glazed window, radiator, built in wardrobes and overhead storage, arched opening to:

Ensuite

With tiled flooring, WC, pedestal hand basin, shower cubicle within tiled surround, extractor vent.

Bedroom 2

11'2" x 11'3" (3.40m x 3.40m)

With double glazed window, radiator. Door to:

Bedroom 3

10'1" x 7'1" (3.07m x 2.16m)

With double glazed window, radiator.

Bathroom

Partly tiled, with wood laminate flooring, obscured double glazed window, radiator, pedestal hand basin, panelled bath with shower attachment.

WC

With obscured double glazed window.

LOCATION AND OUTSIDE SPACE

'Gleanings' is situated within the popular area of Timber Hill, which provides lovely walks to surrounding National Trust land and within easy access to both Lyme Regis and Charmouth. The property is approached via a private access road which serves one other property, in leading to a shared driveway and car port and garage for Gleanings. The entrance to the property is approached via two pathways, which leads around the bungalow and to the front entrance door as well as a patio terrace to one side. The front garden is mainly laid to lawn terraces with mature planted beds, a variety of specimen trees and shrubs, as well as a Summerhouse to one corner of the garden. A hard standing pathway from the patio terrace provides side access to and from the rear garden via a rear passage, with steps up to a lawned area with planted borders and enclosed by timber fencing. There are two outside stores/sheds accessed from the rear passage, with one currently being used as a utility area with plumbing and space for a washing machine and tumble dryer.

Garage

17' x 9'2" (5.18m x 2.79m)

Providing parking for one vehicle adjacent to garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: E

Tenure: Freehold

We understand that the driveway belongs to Gleanings but the neighbouring property has full access across the driveway and both properties share the cost of maintenance. There are trees on the property that are subject to Tree Preservation Orders. A neighbouring property is currently being altered with a single storey extension.

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

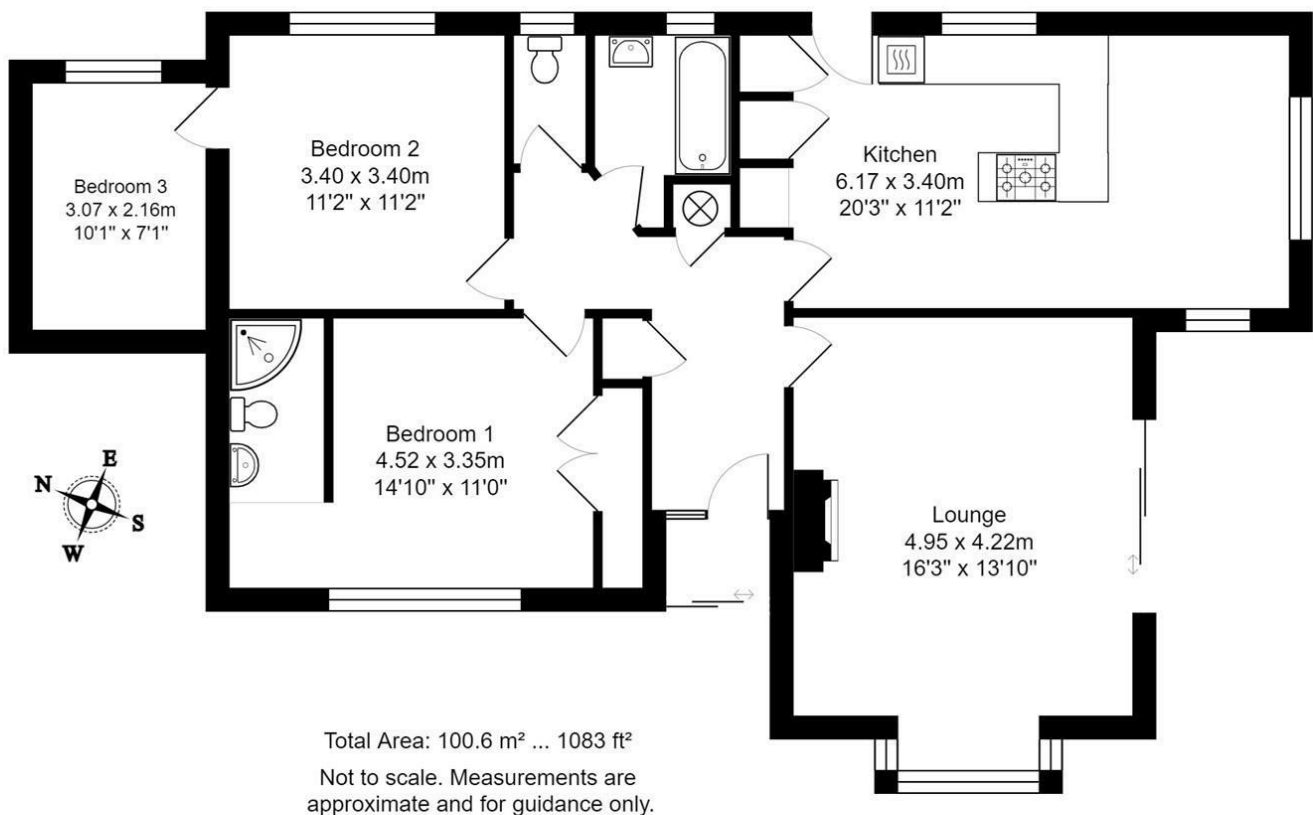
Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

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 out of the town towards Charmouth. Continue up Charmouth Road and upon passing the second give way point at the top of the hill, take the first right hand turning into Timber Hill. Follow the road for a short distance and take the first left hand turning into the private access road for Gleanings. The property will be found immediately on the right hand side.



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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 - 2.3 **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. **S4700**

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