



A 1980S DETACHED BUNGALOW SITED WITHIN GENEROUS MATURE GARDENS. IN NEED OF UPDATING AND MODERNISATION.



West Winds, Yawl Hill Lane, Uplyme, Devon DT7 3RW
Guide Price £575,000

- Detached Bungalow
- In Need of Updating
- Gardens of approx. 0.75 Acre
- Generous Accommodation
- 3 Bedrooms
- Spacious Lounge
- Kitchen and Rear Porch/Utility
- Shower Room
- Driveway Parking and Double Garage

West Winds is a 1980s detached bungalow, sited within circa 0.75 acre of mature gardens, and occupying a pleasant position in the small hamlet of Yawl, close to Uplyme.

The bungalow is of generous proportions with scope and potential to extend subject to the necessary consents being obtained, and positioned within a favoured lane close to Uplyme which offers peace and seclusion. The internal accommodation could be reconfigured to better suit modern living requirements.

Properties within this area are highly sought after, although given West Winds current condition, it would now benefit from refurbishment and updating throughout. There is the possibility of creating a brand new dwelling in keeping with other similar properties nearby, which have been extended or demolished owing to their generous plot sizes, although purchasers would need to enquire further with a local planning consultant and the local authority in seeing if this is viable.

The Accommodation Comprises:

uPVC obscured double glazed door to:

Porch

With integral obscured door to:

Hall

With loft access, night storage heater, built in cupboard. Doors to:

Lounge

18'10" x 17'10" (5.74m x 5.44m)

With dual aspect double glazed windows, patio doors to garden, 2 night storage heaters, serving hatch. Doors to:

Kitchen

15'9" x 11'5" (4.80m x 3.48m)

With dual aspect double glazed windows, vinyl flooring, night storage heater, built in cupboard with overhead storage, matching wall and base units with laminate worktops and inset single bowl stainless steel sink and drainer, space for oven, tiling to splashback areas. Door to:

Rear Porch

With plumbing for washing machine. Door to garden.



Shower Room

With vinyl flooring, obscured double glazed window, heated towel rail, airing cupboard, housing immersion tank, WC, pedestal hand basin, shower cubicle.

Bedroom 2

11'11" x 11'11" (3.63m x 3.63m)

With double glazed windows, night storage heater, built in cupboard/wardrobe, wall mounted downlights.

Bedroom 3

11'10" x 7'1" (3.61m x 2.16m)

With double glazed window, built in cupboards/wardrobe.

Bedroom 1

13'4" x 11'10" (4.06m x 3.61m)

With double glazed windows, night storage heater, built in wardrobes/cupboards, wall mounted downlights.

Attic Room

12'3" x 11'8" (3.74m x 3.55m)

LOCATION AND OUTSIDE SPACE

West Winds is located within the peaceful and quiet Yawl Hill Lane, in the popular hamlet of Yawl close to Uplyme. Access to the property from Yawl Hill Lane is via a driveway, providing parking for several vehicles, and in leading to the double garage for the bungalow. A hard standing pathway from the driveway leads to the front entrance door and porch in accessing the internal accommodation. The gardens extend to circa 0.75 acre, and are well established, which lie to all four sides of the bungalow and include extensive lawned areas and a variety of shrubs and trees. The double garage has light and power as well as access to and from the rear garden via pedestrian UPVC double glazed doors. There is also a store room built in to the rear of the garage.

Double Garage

24'9" x 19'4" (7.54m x 5.89m) max.

With light and power, up and over manual door, pedestrian doors to side and rear, window to side. WC with hand basin to the rear of the garage.

MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: E

Tenure: Freehold

Please note that West Winds is a Probate Property and buyers are kindly advised to research the history of this property and enquire with the marketing agent prior to arranging a viewing.



SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Septic Tank

Heating: Night storage heaters

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

We understand that drainage is to a septic tank but this has not been inspected to determine if it is in working order or if it complies with current regulations.

VIEWING

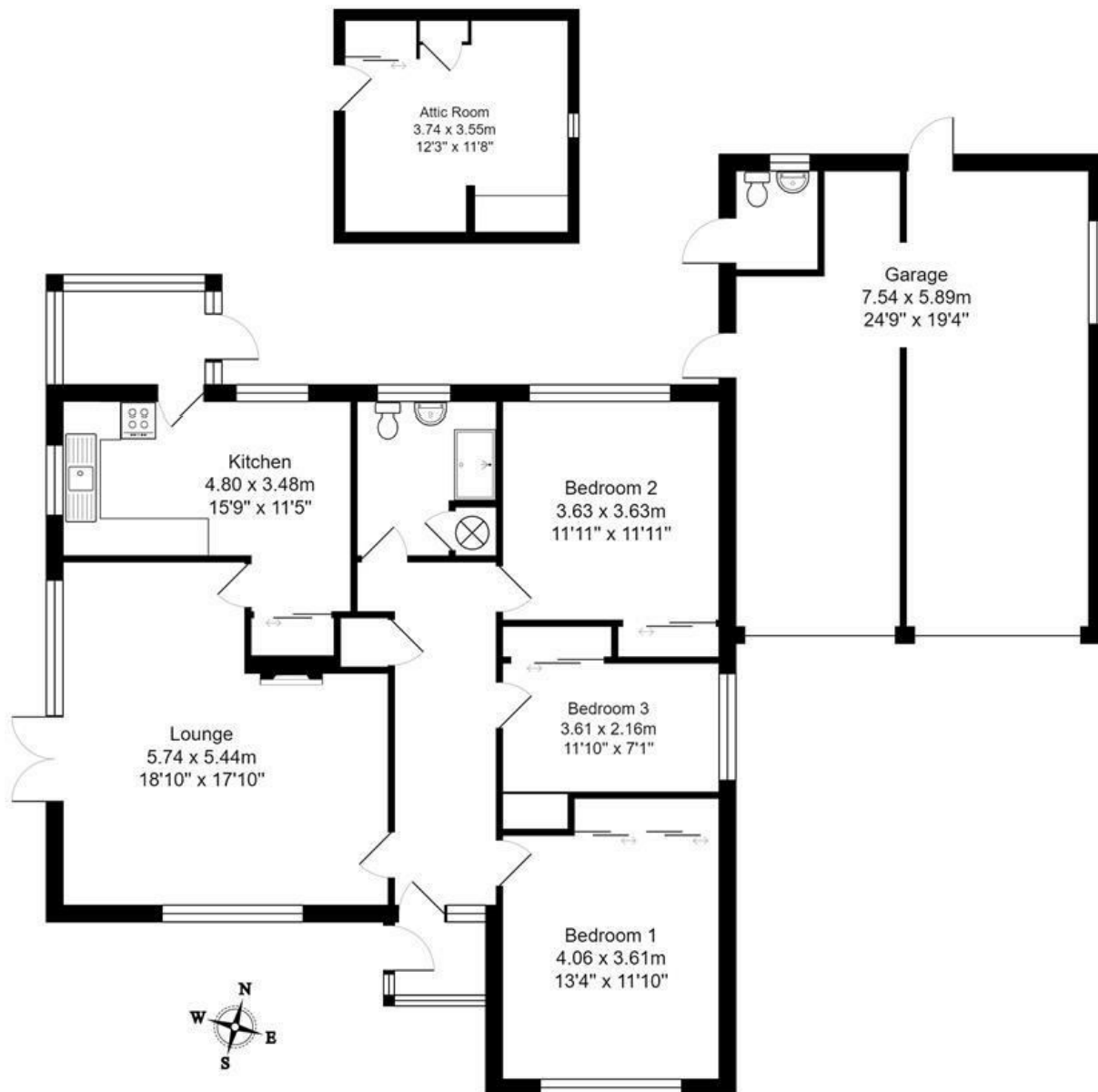
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From Lyme Regis town centre take the right fork (Silver Street) at the top of Broad Street and continue to Uplyme. Continue through the village, eventually reaching the sign post for Yawl. After approximately 0.2 miles, take the right hand turning into Yawl Hill Lane and follow the road uphill. Follow the road around at the top of the lane, bearing right, and West Winds will be found after a short distance on the left.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Total Area: 110.7 m² ... 1192 ft² (excluding garage, attic room)
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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 - 2.2 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. **S4720**

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