



A CHARACTERFUL FLAT SITUATED WITHIN A GRADE II LISTED BUILDING,  
SITUATED IN A PROMINENT LOCATION JUST A SHORT WALK FROM THE  
SEAFRONT AND LOCAL AMENITIES



Flat 3, 44-45 Coombe Street, Lyme Regis, Dorset DT7 3PY  
Guide Price £215,000

- Top Floor Apartment
- Grade II Listed
- Character Features
- Garden Space and Store
- 150 Metres from the Seafront
- Two Bedrooms
- Lounge Kitchen Area
- Bathroom
- No Onward Chain

44/45 Coombe Street is a substantial town centre property of considerable age and which fortunately still retains a variety of period features throughout.

The building was subject to a model of major restoration some years ago, with the creation of the 3 self contained flats (including No. 3) to the upper floors, and great care taken to preserve the inherent character of the property whilst providing modern amenities. Unusually for Lyme Regis town centre, each flat has its own small garden area and separate store/utility.

A particular attraction of the property is its location, away from the main road yet just a 150 metre or so level walk from the seafront and the bottom of Broad Street (the main shopping street).

Flat 3 can be found to the top floor of the building, and benefits from an open plan living kitchen area, two bedrooms and bathroom. The property is offered to the market with no onward chain.

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:

Shared ground floor entrance from Coombe Street with door to:

#### Inner Hallway

Which leads to:

#### Rear Courtyard

Access to garden and short external staircase to:

#### FIRST FLOOR

#### Entrance Hall

Shared by Flats 2 and 3)

Front door to Flat 2 and stairs to small landing with access to:



## FLAT 3

### Hall

With radiator, electrical consumer unit, loft access and cupboard housing boiler. Telephone intercom system.

Doors to:

### Living/Kitchen Area

17'1" x 12'7" (5.21m x 3.84m)

Carpeting to Living Area, single glazed wood framed windows, TV point, radiator, wall lights, exposed timber beams, telephone point. Kitchen with vinyl floor, matching wall and base units, inset single bowl stainless steel sink and drainer, integrated gas hob with cooker hood over and integrated electric oven. Tiling to splashbacks. Integrated fridge and slimline dishwasher. Washing machine.

### Bedroom 1

11'5" x 10'11" (3.48m x 3.33m)

With radiator, single glazed wood framed windows, exposed beams, TV point.

### Bedroom 2

12' x 8'1" (3.66m x 2.46m)

With radiator, single glazed wood framed windows, exposed beams.

### Bathroom

With vinyl floor, heated ladder style towel rail, exposed beam, extractor fan, vanity unit with inset hand basin and WC. Panelled bath with shower over within showerboard surround.



## MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Leasehold

44-45 Coombe Street is a Grade II Listed Building. We understand the flat is held on a 999 year lease from 2002 at a ground rent of £30 p.a. We understand that there is a service charge which is variable. No pets are allowed in the flat.

## 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

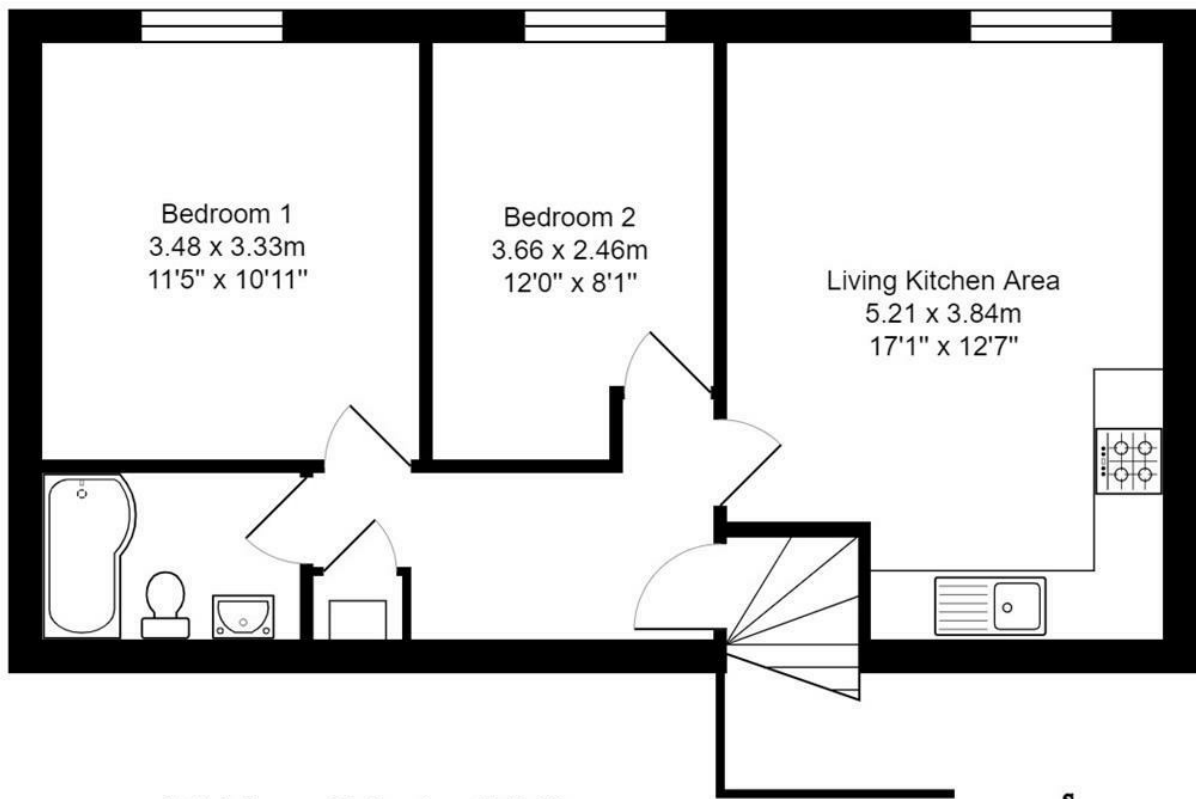
## VIEWING

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

## DIRECTIONS

From our office, proceed to the bottom of Broad Street and turn left at the traffic lights (Coombe Street) and the property can be found just a few yards on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>

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. **S4668**