



AN END OF TERRACE GEORGIAN HOUSE, BOASTING CHARACTER FEATURES THROUGHOUT.



2 Spring Cottages, Uplyme Road, Lyme Regis DT7 3LS  
Guide Price £420,000

- Grade II Listed End of Terrace House
- Generous Outside Space
- 4 Bedrooms: 3 Double, 1 Single
- Sitting Room and Further Snug/Study
- Kitchen/Diner
- Two Bathrooms
- Low Maintenance Garden
- Dedicated Parking Area
- No Onward Chain

2 Spring Cottages is thought to date back to the Georgian period, and as such boasts plentiful character features throughout together with good sized internal accommodation.

Occupying an edge of town position but within easy walking distance of Lyme Regis centre and beaches, the property benefits from four bedrooms, three of which are doubles, together with a comfortable sitting room, snug/study and a generous kitchen diner, as well as two bathrooms, one of which is situated on the ground floor.

The outside space for 2 Spring Cottages is also a great feature, having been designed by award-winning landscape and garden designer Amanda Patton. The garden is low maintenance and offers a raised decking area together with a further artificial lawn, and which provides a lovely entertaining space for friends and family. The property has a further added benefit of off road parking to the front for one vehicle, although there is the possibility of creating further parking to the side of the property subject to the necessary approvals and consents.

The property is offered to the market with no onward chain. Carpets, curtains and certain pieces of furniture will be included in the sale.

The Accommodation Comprises:

#### GROUND FLOOR

##### Storm Porch

Wall mounted lights, stable door to front, door providing access into:

##### Sitting Room

16' x 18' (4.88m x 5.49m)

Wood laminate flooring, spotlights, radiator, window seat and sash windows to front, gas fired replica wood burning stove, exposed beams, stairs rising to first floor. Telephone point, TV point. Small step up to:

##### Snug/Study

14'4 x 8' (4.39m x 2.44m)

Laminate flooring, exposed beams, mounted spotlights.

##### Shower Room

Tile floor, shower cubicle, pedestal wash hand basin, WC, frosted glass window. Radiator, spotlights, extractor fan.

##### Kitchen/Diner

15' x 12' (4.57m x 3.66m)

Spotlights, feature bay window with sash units, tile floor, smoke alarm, radiators. Matching wall and base units, integral gas hob, electric oven and microwave, cooker hood, fridge freezer and washing machine (both included in the sale). Double doors from garden, single glazed windows to side aspect.

#### FIRST FLOOR



### Landing

Fitted carpet, ceiling lights, smoke alarm, Loft hatch, sash window to rear. Boiler cupboard and airing cupboard along Hallway.

### Bedroom 1

16' x 10'2 excluding bay window (4.88m x 3.10m)

Floorboards, ceiling light, feature fireplace, built in cupboard, bay window with views to the coast and sash units.

### Bedroom 2

12' x 10' (3.66m x 3.05m)

Floorboards, ceiling light, Loft hatch, radiator, sash window to rear.

### Bedroom 3

12' x 9' (3.66m x 2.74m)

Fitted carpet, ceiling light, single glazed window to front with coastal views, radiator.

### Bedroom 4

9'3 x 7'4 (2.84m x 2.24m)

Fitted carpet, ceiling light, single glazed window to side, radiator.

### Bathroom

Tile floor, spotlights, extractor fan, pedestal wash hand basin, WC, shaver point, panel bath within tile surround, electric shower over and further hand shower attachment, radiator.

### OUTSIDE

2 Spring Cottages is situated within very close proximity of the highly rated Woodroffe School. The front entrance to the property is approached via a small paved pathway leading into a storm porch, whilst there is side access into the garden via a timber gate. The garden is mainly laid to low maintenance landscaping, to include a raised timber decking area and further patio seating, as well as two artificial lawn spaces, and enclosed by stone walling. The front of the outside space is bordered by mature shrubs and trees interspersed with timber sleepers, whilst a paved lay by provides parking for one vehicle.

### MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: D

Tenure: Freehold

This property is a Grade II Listed Building.

### 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

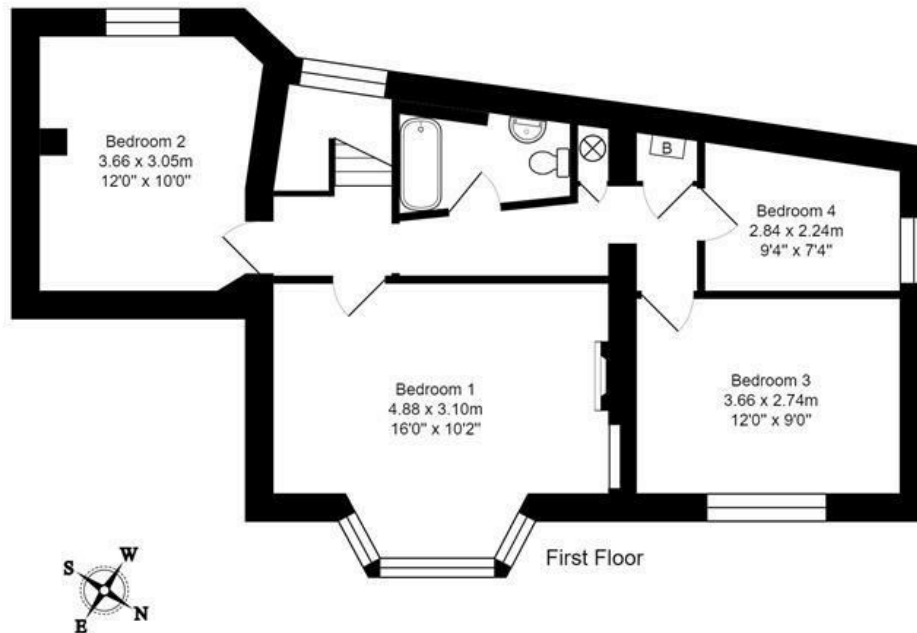
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

### DIRECTIONS

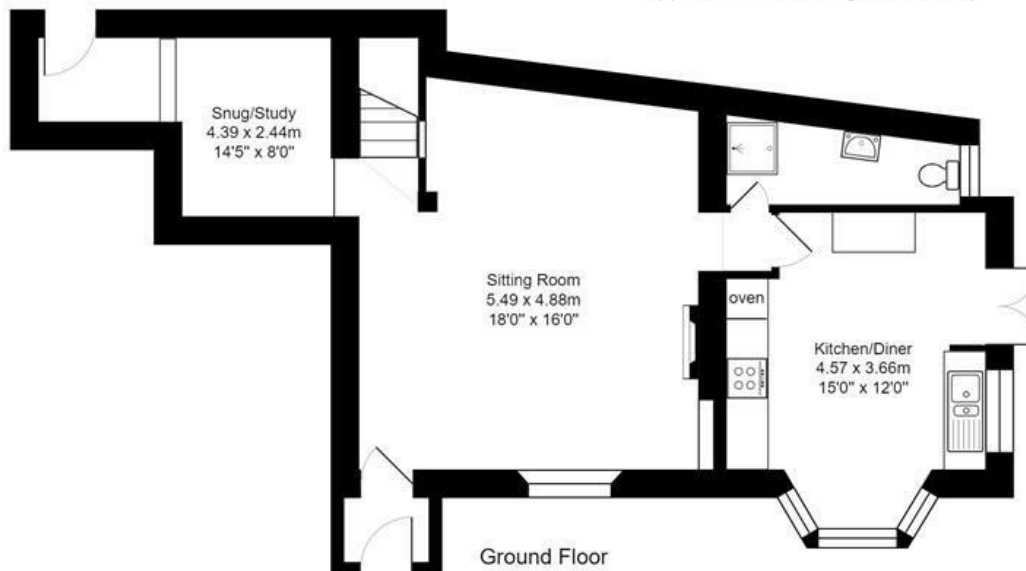
Proceed into Silver Street just past our office, continuing and merging into Uplyme Road. Upon passing Lyme Regis Medical Practice on your right hand side, 2 Spring Cottages can be found as the last house in the row of three on your left, and just before the entrance to Woodroffe School.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 124.8 m<sup>2</sup> ... 1344 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. **S4503**

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