



AN ATTRACTIVE 1920S DETACHED BUNGALOW, IN AN ELEVATED POSITION WITH
LOVELY COUNTRY AND VALLEY VIEWS



Bailey Gate, Lyme Road, Uplyme DT7 3XA
Guide Price £420,000

- Detached Bungalow
- Lovely Views to Surrounding Area
- 2 Bedrooms
- Further Loft Room/First Floor Annexe
- Comfortable Lounge
- Kitchen and Dining Room
- Family Bathroom and Separate WC
- Mature Gardens and Outside Store
- Garage and Off Road Parking



'Bailey Gate' is an attractive 1920s detached bungalow, positioned off Lyme Road, one of the main routes to and from Lyme Regis. The bungalow is thought to have once been a residence for the local foreman of a former dairy farm, and built as separate accommodation from the main farm itself.



Owing to its elevated position, the property benefits from wonderful valley and country views in the distance. It offers good sized and well balanced accommodation throughout, with the benefit of an attic room which is currently utilised as a self contained annexe, accessed externally from the rear garden.

The bungalow further benefits from two double bedrooms, a comfortable lounge, shower room, generous dining room and kitchen, whilst outside there is off road parking for two vehicles and a garage, with mature front and rear gardens.

The Accommodation Comprises:

uPVC front door leading to entrance porch with further double doors to:

Hall

With wooden floorboards, radiator, ceiling light. Doors off to:

Lounge

14'6" x 10'11" (4.42m x 3.33m)

With wood laminate flooring, 2 radiators, french doors to decked area, woodburner within marble surround and timber mantle, part panelling to ceiling, telephone point.

Bedroom 1

13'9" x 11' (4.19m x 3.35m)

With double glazed window to front, radiator, built in wardrobes, part panelling to ceiling.

Bedroom 2

12'5" x 10'4" (3.78m x 3.15m)

With double glazed window to rear, radiator, built in wardrobe and overhead storage, part panelling to ceiling.



Shower Room

With tiled flooring, obscured double glazed window to rear, part tiled, radiator, WC, hand basin within vanity under, shower cubicle with electric shower, shaver point.

Cloakroom

With WC and hand basin.

Dining Room

14'5" x 12'3" (4.39m x 3.73m)

With timber floorboards, radiator, double glazed window to side, stove within brick and tiled surround, part panelling to ceiling. Squared arch to:

Kitchen

12'4" x 6'11" (3.76m x 2.11m)

With wood laminate flooring, double glazed window to rear, uPVC stable door to side access from gardens, matching wall and base units with wooden worktops and inset circular stainless steel sink and drainer, space for oven and washing machine, pantry cupboard, quarry tiles to splashback areas.

FIRST FLOOR

Access from rear garden via uPVC obscured double glazed door, opening to staircase rising to:

ANNEXE/ATTIC ROOM

Living Room/Bedroom

14'6" x 11'8" (4.42m x 3.56m)

With double glazed windows to front affording views, light and power, velux window to rear.

Kitchen

7'1" x 6' (2.16m x 1.83m)

With velux window, wall and base units with laminate worktop and inset single bowl stainless steel sink and drainer, laminate flooring, space for oven. Door to:

Shower Room

With skylight, laminate flooring, WC, vanity unit with inset hand basin, shower cubicle with 'Triton' electric shower in tiled surround.



LOCATION AND OUTSIDE SPACE

'Bailey Gate' is positioned and accessed off Lyme Road, one of the principal roads in and out of Lyme Regis. The property is approached via the off road parking area for two vehicles, leading to the garage, with a pathway bisecting two lawned areas heading to the front entrance via two sets of steps. The front garden is interspersed with mature shrubs and trees and bordered by high hedging to both sides. Two hard standing pathways to either side of the bungalow provide side access to and from the rear garden, with the lower level being laid to hard standing and patio areas with a greenhouse and raised pond. A small pathway and set of steps lead to the upper level which is laid to lawn with mature shrubs, with the rear being enclosed by hedging and timber fencing. There is also an outhouse/store to one side of the lower level, which has light and power and space for a washing machine.

Garage

18'11" x 12'5" (5.77m 3.78m)

With double timber doors, further pedestrian side door, strip lights, small single glazed window to side.

Store

14'10" x 6'2" (4.52m x 1.88m)

With light and power, plumbing for washing machine.

MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: D

Tenure: Freehold

SERVICES

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

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Liquid Petroleum Gas (LPG)

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

VIEWING

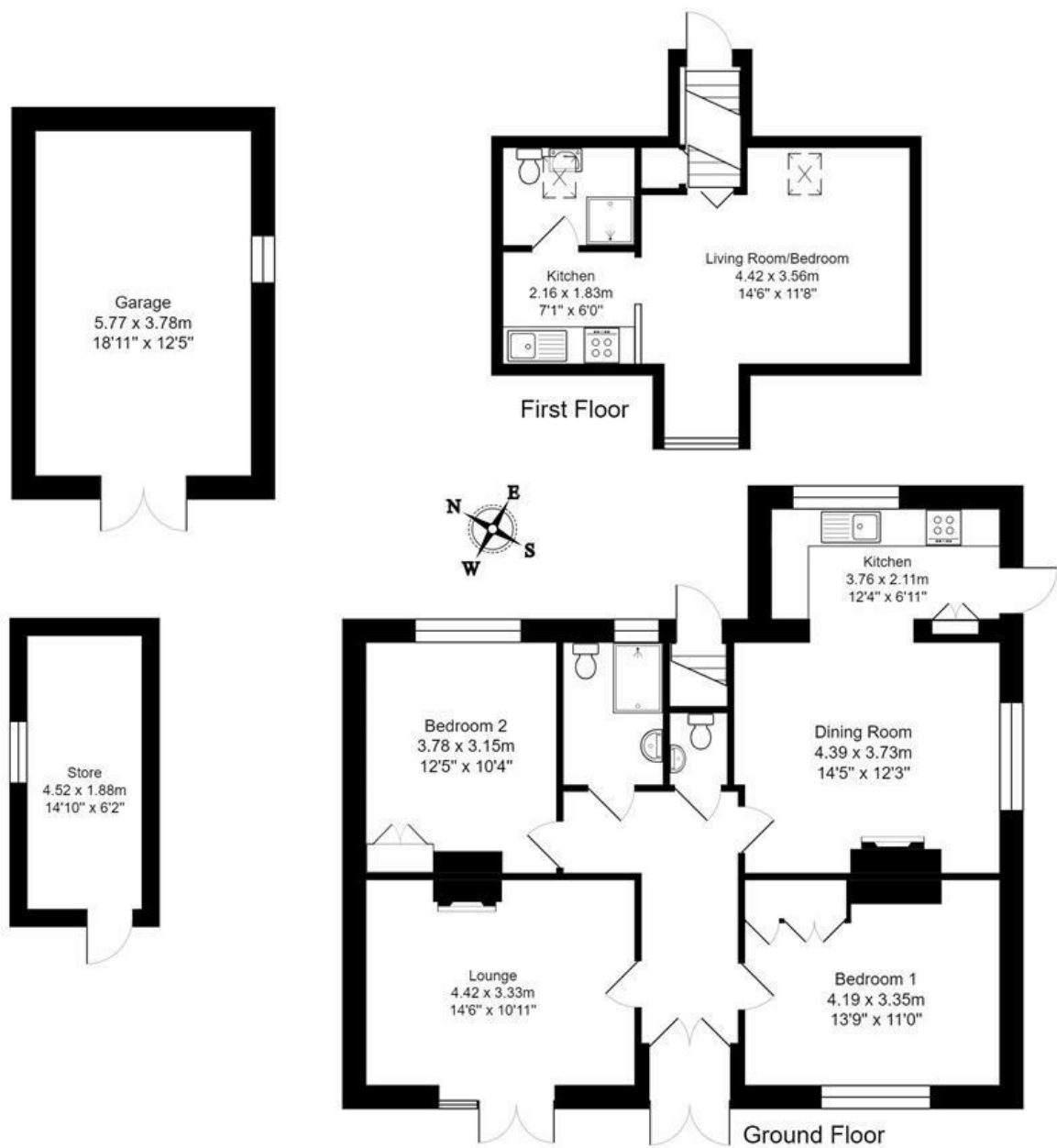
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From Lyme Regis, proceed out of the town via Silver Street and Uplyme Road eventually reaching Uplyme. Continue over the mini roundabout after the village hall and garage, and proceed for approximately 200 yards. Bailey Gate can be found on the right hand side just before the turning for 'Woodhouse Heights'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	27 F	
1-20	G		



Total Area: 111.6 m² ... 1201 ft² (excluding workshop, 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.
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