



A CHARACTER MID TERRACED COTTAGE SITUATED WITHIN DESIRABLE
SHERBORNE LANE, WITHIN A SHORT DISTANCE OF THE TOWN CENTRE AND
SEAFRONT.



11 Sherborne Lane, Lyme Regis, Dorset DT7 3NY
Guide Price £400,000

- Character Cottage
- In need of Updating
- Picturesque Location
- Within Easy Distance of Town Centre and Seafront
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Generous Rear Garden



The Accommodation Comprises:

Hard standing pathway leading to front entrance door to:

Hall

With radiator, staircase rising to first floor. Door to:

Lounge

13'5" x 10'8" (4.09m x 3.25m)

With double glazed window to front, radiator, telephone point, electric fire. Door to:

Kitchen

14' x 4'11" (4.27m x 1.80m)

With vinyl flooring, double glazed window to rear, part obscured glazed door to garden, built-in cupboard, understairs cupboard, radiator, fitted base unit with laminate worktops, wall mounted cupboards, 'Hygena' unit with inset porcelain sink and drainer, space for oven.



FIRST FLOOR

Landing

With loft access. Doors to:

Bedroom 1

10'6" x 9'7" (3.20m x 2.92m)

With double glazed window to front, radiator, built-in wardrobes, built-in linen cupboard housing boiler.



Bedroom 2

8'11" x 7'5" (2.72m x 2.26m)

With floorboards, double glazed window to rear, radiator, built-in cupboard.



Bathroom

With vinyl flooring, single glazed obscured window, radiator, wall heater, WC, hand basin, panelled bath within tiled surround.



OUTSIDE

Sherborne Lane is a picturesque narrow lane linking Broad Street with the River Lym and the old town, within easy reach of the town centre and seafront. There is a metal pedestrian gate from Sherborne Lane to a hard standing pathway leading to the front entrance for the cottage, with shrub beds to one side. The rear garden is accessed from the kitchen internally, with a hard standing area to the lower level and steps up to a large patio area, bordered to one side by high hedging and mature planting. There is also a timber shed to one corner of the garden, with the rear being enclosed by part timber fencing and brick walling.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: B

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: Gas Central Heating

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

VIEWING

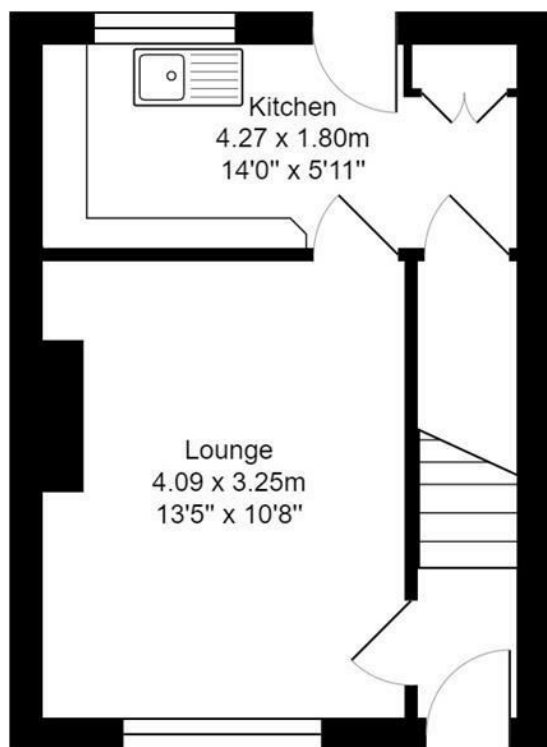
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

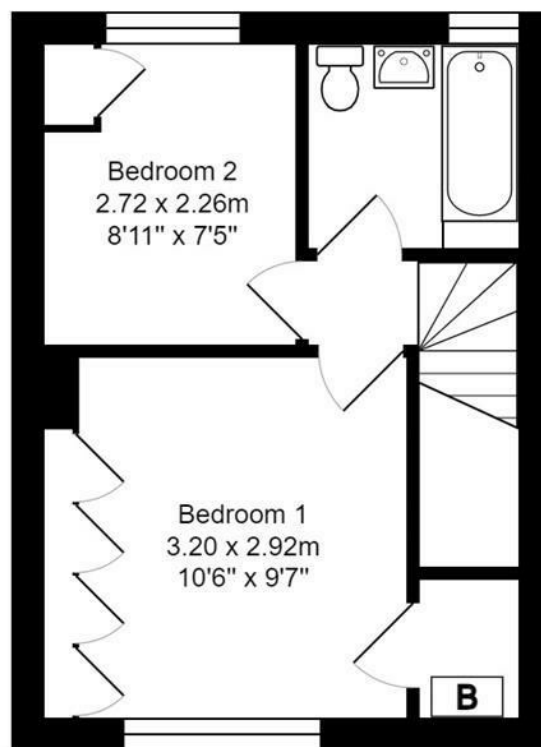
From our office proceed just a few metres up Broad Street and take the first turning right into Sherborne Lane. 'Sandpiper' will be found after a short distance on the left hand side.



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



Ground Floor



First Floor



Total Area: 51.8 m² ... 557 ft²

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. **S4729**

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