



A SPACIOUS AND WELL PRESENTED DETACHED CHALET BUNGALOW, ENJOYING
SUPERB SEA VIEWS



Green Tyles, Timber Hill, Lyme Regis, Dorset DT7 3HQ
Guide Price £745,000

- Detached Chalet Bungalow
- Private Position
- Sea Views
- 3 Bedrooms – Principal with Ensuite
- Comfortable Lounge and Dining Room
- Kitchen
- Shower Room
- Landscaped Rear Garden
- Garage and Workshop
- Driveway Parking



Green Tyles is a very well appointed and cared for detached chalet bungalow, occupying an elevated position within the popular area of Timber Hill.

The property offers flexible and generous accommodation throughout, with superb sea and town views from both the ground floor and principal bedroom upstairs.

There is the benefit of driveway parking for several vehicles, together with a garage and workshop. The landscaped wrap around garden is a delightful space, sympathetically terraced to take full advantage of the fabulous views to sea and to the other side of Lyme Regis.



The Accommodation Comprises:

GROUND FLOOR

Hall

With obscured window to front, carpeted, ceiling light and wall light, telephone point, built-in cupboard with overhead storage, radiator. Stairs to first floor. Doors off to:

Bedroom 3

14'9" x 11'11" (4.50m x 3.63m)

With radiator, dual aspect windows.

Shower Room

With obscured double glazed window, fully tiled, heated towel rail, vanity unit with inset hand basin, shaver point, WC, shower cubicle.

Bedroom 2

13'8" x 9'2" (4.17m x 2.79m)

With double glazed window, fitted wardrobe, built-in cupboards (one housing immersion tank), radiator.



Kitchen

14'4" x 13'7" (4.37m x 4.14m)

With tiled floor, double glazed window to front, obscured double glazed uPVC stable door to outside, cupboard housing boiler with space and plumbing for washing machine, matching wall and base units with inset single bowl stainless steel sink and drainer, integrated gas hob, electric oven and grill, space and plumbing for dishwasher, serving hatch, radiator, central island with laminate worktop.

Dining Room

14'3" x 7'9" (4.34m x 2.36m)

With double glazed window, radiator, wall lights. Arch to:

Sitting Room

13'2" x 11'11" (4.01m x 3.63m)

With double glazed window, radiator, gas fire, double glazed sliding doors to:

Conservatory

27'1" x 13'7" (8.26m x 4.14m)

With double glazed sliding patio doors to garden, 3 radiators, tiled flooring, wall lights.

FIRST FLOOR

Bedroom 1

20'8" x 14'10" (6.30m x 4.52m)

With dual aspect double glazed windows, fitted drawer units, built-in wardrobes, eaves storage. Door to:

Ensuite

With tiled flooring and velux window, panelled bath with 'Mira' shower over, pedestal hand basin, bidet, WC, shaver point.

OUTSIDE

'Green Tyles' is situated within the popular area of Timber Hill, which provides lovely walks to surrounding National Trust land and within easy access to both Lyme Regis and Charmouth. The property is approached via a private and splayed access road/driveway which serves two other properties, in leading to the private driveway and garage for Green Tyles. The entrance to the property is approached via a timber gate and pathway, which leads around the bungalow and providing access to both sides and patio terrace, which provides a southerly aspect and views toward the sea and Cobb harbour. The gardens are well landscaped and terraced to include patio and gravelled seating areas, with mature perennial shrubs and planting throughout.

Garage

17'7" x 10' (5.36m x 3.05m)

With 'Garador' electric and over floor, light and power, window to rear. Step down to:

Workshop

12' x 10'1" (3.66m x 3.07m)

With power, window to rear, obscured double glazed door to outside.



MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: E

Tenure: Freehold

We understand that the owner of Green Tyles pays a 50% share of the annual cost of servicing the cesspool which is approximately £180 per annum. Applicants should verify this with their own enquiries.

SERVICES

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

Electricity: Mains

Water: Mains

Drainage: into a cesspool located in an adjacent property

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 in Lyme Regis, proceed out of the town towards Charmouth. Continue up Charmouth Road and upon passing the second give way point at the top of the hill, take the first right hand turning into Timber Hill. Follow the road uphill and where the road levels, take a right hand turn just before Lyme Regis Golf Course. Green Tyles will be found shortly on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

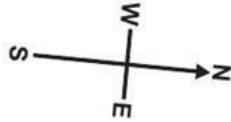
Approximate Area = 1773 sq ft / 164.7 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

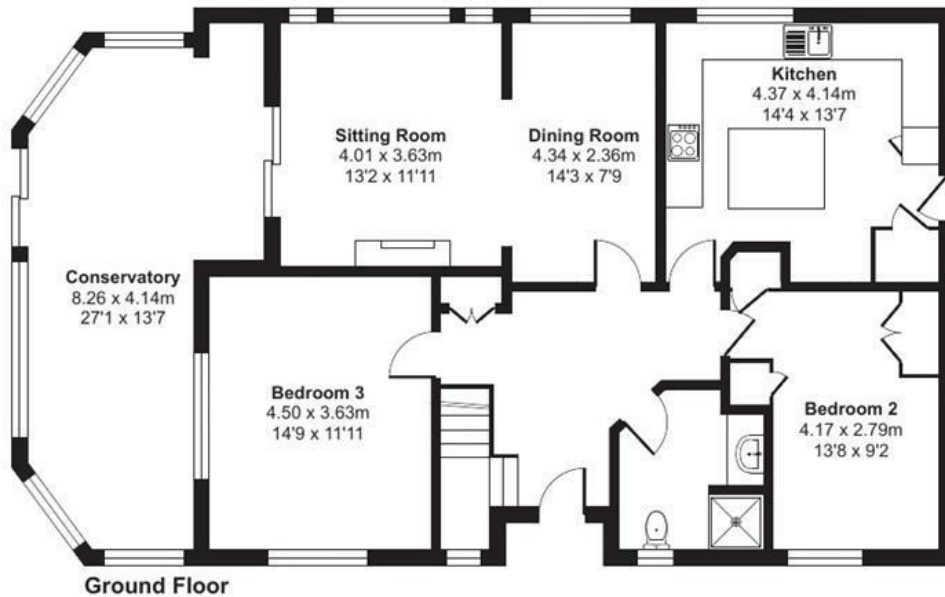
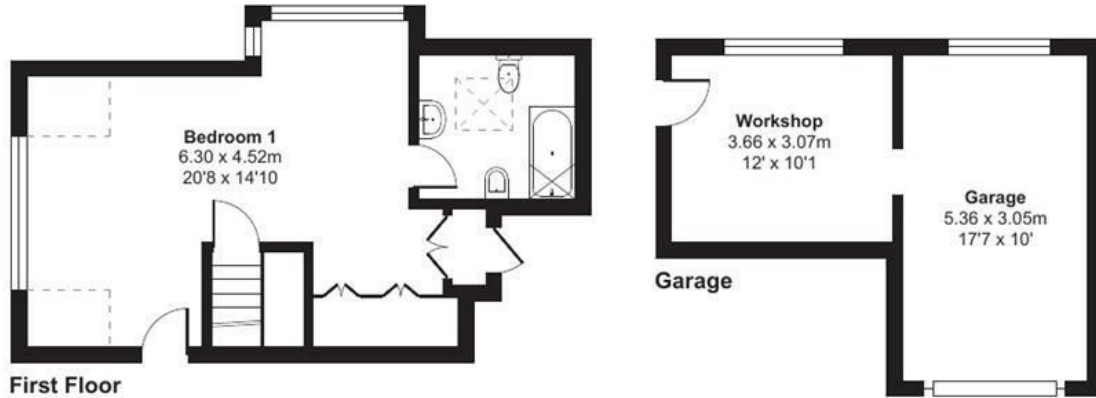
Garage = 304 sq ft / 28.2 sq m

Total = 2106 sq ft / 195.5 sq m

For identification only - Not to scale



Denotes restricted
head height



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. **S4730**

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