



A GROUND FLOOR FLAT, PRESENTED IN GOOD ORDER THROUGHOUT WITH COUNTRY GLIMPSES. PARKING SPACE.



Flat 1 Sherwood, Uplyme Road, Lyme Regis DT7 3LS  
Guide Price £185,000

- Ground Floor Flat
- Well Presented Accommodation
- Edge of Town Position
- Country Glimpses
- Bedroom and Mezzanine Level
- Lounge
- Kitchen
- Bathroom
- Parking Space



Originally used as a large boat store, The Old Boathouse was converted some years ago into a spacious self-contained ground floor apartment situated within a block of purpose-built flats constructed in the 1980's.

Flat is positioned to the ground floor and is presented to a very high standard throughout, having been well maintained during the current ownership of 17 years. The accommodation includes a good sized living area, well equipped kitchen, and family bathroom to the ground floor, whilst a staircase from the lounge leads to a mezzanine area which could be utilised as a further bedroom, and access from here to the formal bedroom.



The apartment would make an excellent primary or second home however, it is equally well-suited as a letting investment on an assured shorthold basis. We understand that holiday letting is not permitted.

The property is set back from the road occupying an elevated position about 1/2 mile from the town centre and seafront. Close by is the highly regarded Woodroffe Secondary School and useful amenities such as a private health club and medical centre. A main-route and local bus service also operates here.



**The Accommodation Comprises:**  
uPVC front entrance door to:

#### Reception Room

17'9" x 10'5" (5.41m x 3.14m)

With obscured double glazed windows to side and front aspect, radiator, understairs space, stairs to mezzanine level, 'Worcester' combi boiler.

Small corridor to:

#### Inner Hall

With storage cupboard. Doors to:

#### Shower Room

With vinyl flooring, extractor fan, shaver point, radiator, WC, pedestal hand basin, shower cubicle with thermostatic shower over within tiled surround.



### Kitchen

10'3" x 9'9" (3.12m x 2.97m)

With vinyl flooring, matching wall and base units with laminate worktops and inset single bowl stainless steel sink and drainer, space for oven with cooker hood over, space for undercounter fridge, space and plumbing for washing machine and tumble dryer, under counter lighting.

### MEZZANINE LEVEL

### Snug

10'3" x 10'3" (3.12m x 3.12m)

With radiator. Door to:

### Bedroom

10'2" x 9'9" (3.10m x 2.97m)

With radiator, fire escape door to outside. The bed, bedside drawers, cupboard and chest of drawers can be included in the sale.

### OUTSIDE

A tarmacadam driveway leads up from the road to a parking area with an allocated space for one car.

### MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Leasehold

We understand that this property is held on a 999 year lease from 2001 at a ground rent of £100 per annum. All flat owners are shareholders within the Sherwood Apartment Management Company. The lease does not allow for pets but we understand that permission can be sought from the management company.

### 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](http://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 offices proceed up Broad Street and take the right fork into Silver Street towards Uplyme. Proceed ahead at the mini roundabout by the Victoria Hotel, and Sherwood is found on the left-hand side before the Woodroffe School. Flat 1 is situated to the front of the property.

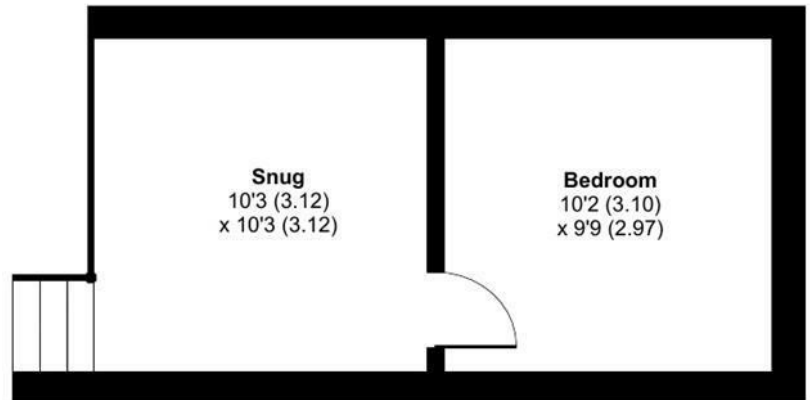


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

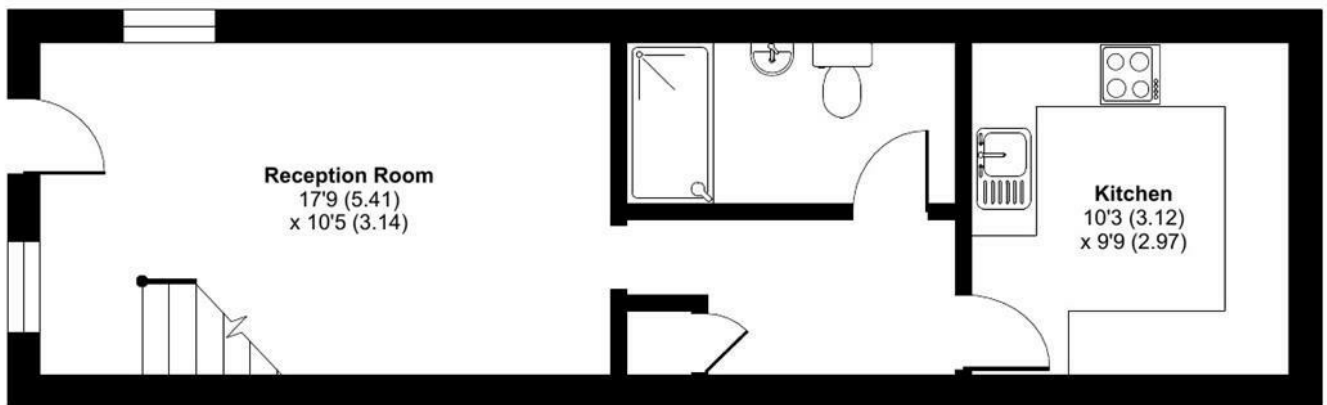
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Approximate Area = 623 sq ft / 57.9 sq m

For identification only - Not to scale



MEZZANINE



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Martin Diplock Ltd. REF: 1176179



## 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:
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  - 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. **S4738**

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