



A TASTEFULLY REFURBISHED ONE BEDROOMED APARTMENT IN A
GRADE II LISTED REGENCY HOUSE. LOCATED CLOSE TO THE TOWN
CENTRE, PUBLIC GARDENS AND SEAFRONT. PARKING SPACE FOR
SMALL CAR.



Flat 1 Burton House, 5 Pound Street, Lyme Regis, DT7 3HZ
Guide Price £168,000



- Living Room / Kitchen
- Bedroom
- Bathroom
- Town Centre Location
- Gas Central Heating

Burton House is a Grade II Listed Regency House converted many years ago into five flats. The flats are arranged on four floors with number one located on the ground floor.

The apartment has been well maintained by the current owner and care has been taken to retain some of the Regency Features, including the cornices, ceiling rose and fire place. The property benefits from a modern fitted kitchen and bathroom. There is also gas fired central heating at the property.

There is a parking space to the front of the property suitable for one small vehicle only subject to no obstruction of the front door and access at any time.

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

The Accommodation Comprises

Front door to

Communal Hallway

Flat door to

Entrance Door

Open Plan Sitting Room/Kitchen

16'4 x 13'11 (4.98m x 4.24m)

An impressive room with period features including ceiling rose, cornices and fireplace. Exposed floor boards, built in shelving, 2 radiators. Kitchen area comprising wooden work surfaces, electric oven and hob with extractor hood over, integral fridge, dishwasher and washing machine. Sink unit, base and wall cupboards, part tiled walls.

Bathroom

Panelled bath with shower attachment over, W.C., hand basin, extractor fan, mirror fronted medicine cupboard, heated towel rail, part tiled walls.



Bedroom

11'1 x 10'2 (3.38m x 3.10m)

With fitted wardrobes, cupboard housing gas central heating boiler.

OUTSIDE

Small gravelled parking area to the front. Shared access to cellar storage area where each flat has a built-in cupboard store with electric lighting.

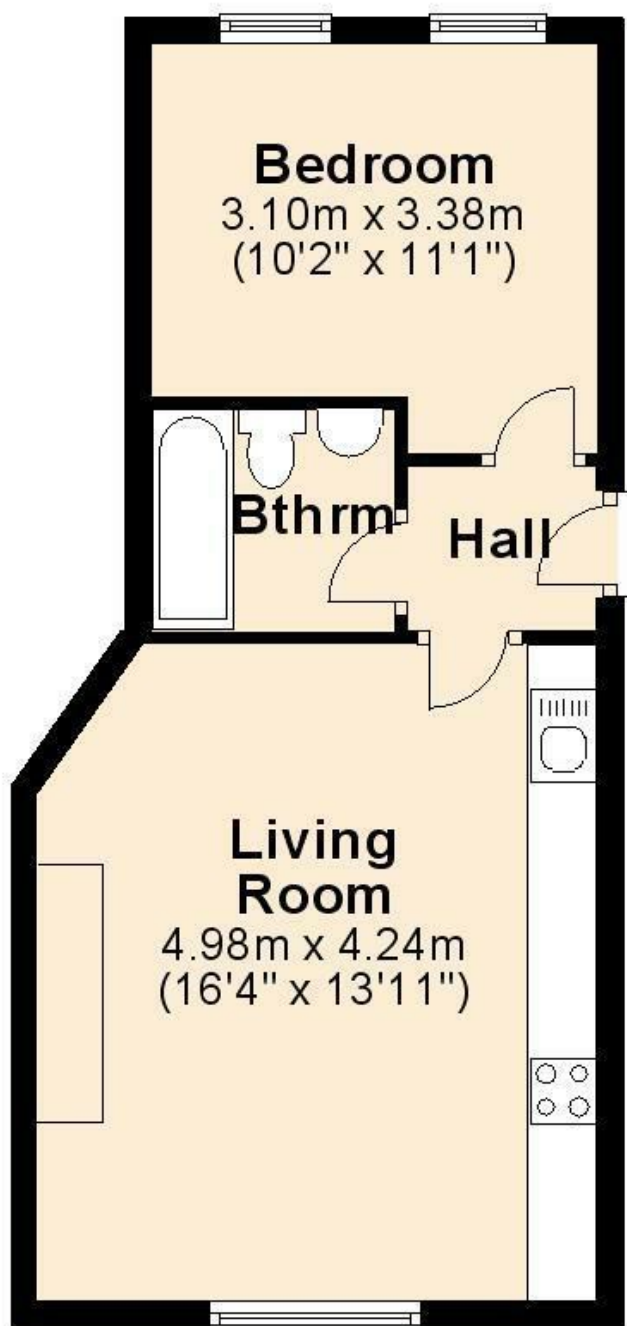
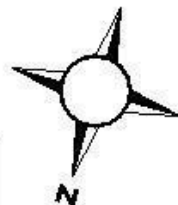
Please Note

The vendor advises us that holiday letting is permitted and a copy of the lease is available to interested parties.

TENURE AND MAINTENANCE

The flat is held on the residue of a 999 year lease. A management company (in which each flat owner is a shareholder) owns the freehold interest and administers maintenance and insurance. The cost for ground rent, service charge and buildings insurance currently is £50 per month.

Ground Floor



Local Authority
West Dorset District Council

Council Tax Band
A

Directions

From our offices fork left at the top of Broad Street into Pound Street and Burton House is situated on the left hand side just past the Alexandra Hotel.

Services

We understand that all mains services are connected but applicants should verify this with their own enquiries.

Viewing

Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.

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.

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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. **S4101**

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