



1 Otter View Gore Lane, Uplyme, Lyme Regis, Dorset
DT7 3TE

A newly refurbished semi-detached house in the popular village of Uplyme, available immediately.

Lyme Regis 1.5 miles; Axminster 4 miles; Bridport 12 miles;

• Open Plan Living Area • Split Level Kitchen with Appliances • Two Double Bedrooms • Modern Shower Room • Garden / Garage / Parking • Available Unfurnished • 6 /12 months plus • Deposit: £1,471 • Council Tax Band: C • Tenant Fees Apply

£1,275 Per Calendar Month

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ACCOMMODATION INCLUDES

Part glazed front door with covered porch, which leads into;

OPEN PLAN LIVING AREA & KITCHEN

Dual aspect room which runs the length of the house with storage cupboard, door to stairs and newly fitted laminate floor throughout.

SITTING ROOM: With inset woodburner on slate hearth, radiator, television / telephone points and breakfast bar.

KITCHEN: Split over two levels, comprises newly fitted base and drawer units, worksurface with inset stainless steel sink unit, induction electric hob with extractor over, built in electric oven, integrated under counter fridge, slimline dishwasher and washing machine. Please note that all appliance's new.

Patio door leads to rear garden.

STAIRS TO LANDING

Newly carpeted stairs lead to landing with laminate floor, loft hatch and doors to;

BEDROOM ONE 12'1" x 8'11"

Double with door to wardrobe, radiator and laminate floor.

BEDROOM TWO 11'11" x 8'6"

Double with radiator and laminate floor.

SHOWER ROOM

Comprising newly fitted large walk in shower cubicle, low level WC, wall mounted vanity drawer unit with inset wash hand basin, mirrored wall cabinet, heated towel rail and tiled floor.

OUTSIDE

Steps lead up to the front with easy to maintain gravel areas with pedestrian gate leading to the side and rear with gravel pathway. The rear garden is enclosed by a stone wall and fence panels. There is a paved brick seating area, an area of lawn with boundary flower beds and mature tree. There is also a small garden shed. Adjacent to the neighbouring property is a paved driveway with garage (white door) and parking to the front for one car.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band: C
EPC Band: D

SITUATION

1 Otter View is situated in the very popular village of Uplyme with a wide variety of local amenities, including a petrol station/Post Office/village shop, church, highly regarded primary/secondary schools, village hall with cricket pitch and tennis club and public house.

The popular coastal town of Lyme Regis is very close by with lovely beaches, harbour and the iconic Cobb. This thriving town offers bespoke shopping and dining as well as good provision of day to



day amenities, including a health centre, churches, library and an independent theatre. The whole area is designated as an Area of Outstanding Natural Beauty (AONB) with excellent walking opportunities easily accessible from the property, including the lovely walk along the River Lym to Lyme Regis.

DIRECTIONS

From the A35 at Raymonds Hill, turn right just before the Hunters Lodge public house, signed Uplyme and Lyme Regis. Follow the road down and into the village of Uplyme. Go straight over the mini roundabout passing the Esso garage on your left hand side and head up the hill, take the right hand turn onto Gore Lane which is directly opposite the Talbot Arms public house. The property can be found a short distance up the lane on your right hand side.

What3words: ///decoding.limelight.mostly

LETTING

The property is available to rent for a period of 6/12 months plus on a renewable Assured Shorthold Tenancy on a long let and is available Immediately. RENT: £1,275 per calendar month exclusive of all charges. DEPOSIT: £1,471 returnable at the end of tenancy subject to any deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers/Pets. A Child Considered. Would Suit Professional (s). Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | 82 |
| 69-80 | C | | |
| 55-68 | D | 65 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |