



Uplands, 24 Woodmead Road, Lyme Regis, DT7 3AB

Offers In Excess Of £550,000 Freehold

- A substantial detached family house
- Living room, separate dining room & conservatory
- Gas central heating and double glazing
- NO ONWARD CHAIN
- Desirable, convenient location with distant sea view
- General modernisation and upgrading required
- Attractive surrounding gardens
- Four bedrooms
- Excellent scope and potential to extend further (STPP)
- Driveway and good sized detached garage

24 Woodmead Road, Lyme Regis DT7 3AB

This is a spacious detached house, believed to date from the 1930's, and occupies a highly convenient, peaceful location within walking distance of amenities and the famous Cobb/ sea front. The property does require some general modernisation and improvement in places but offers a wonderful opportunity to form a good sized family home with outlook across the town to the open sea beyond.

The accommodation briefly comprises a reception hall, living room, dining room, conservatory, cloakroom, kitchen, utility room, four bedrooms and bathroom. Outside, the house benefits from surrounding gardens which to the rear comprise a lawned area together with collection of shrubs and plants. There is a also a substantial detached garage with driveway parking to the front. NO ONWARD CHAIN.



Council Tax Band: E



ENTRANCE

Front door leading to

RECEPTION HALL

Stairs rising to first floor, understairs storage cupboard, radiator. Doors leading to

CLOAKROOM

Fitted with WC and wash hand basin. Fully tiled, obscure double glazed window.

LIVING ROOM

13'03" x 12'03" (4.04m x 3.73m)

Aspect to the rear and leading directly to the conservatory, gas fire with surround and remote control, telephone point.

DINING ROOM

14'8" x 13'2" (4.47m x 4.01m)

Aspect to the front, radiator, fireplace with masonry surround.

CONSERVATORY

13'1 x 10'00" (3.99m x 3.05m)

Two radiators, open outlook over the rear gardens, door to outside.

KITCHEN

11'7" x 10'11" (3.53m x 3.33m)

Aspect over rear garden, matching wall and base units, stainless steel sink and drainer, built in cupboards, space for oven, tiled splash backs. Radiator. Vinyl flooring. Door leading to

UTILITY ROOM

5'11" x 5'00" (1.80m x 1.52m)

Vinyl flooring, fully tiled, space for washing machine and fridge freezer, wall and bas cupboards. Strip lighting.

FIRST FLOOR

LANDING

Loft access with ladder, doors leading to

BEDROOM ONE

13'4" x 12'4" (4.06m x 3.76m)

A dual aspect room with sea view, fitted wardrobes and dressing table, radiator, fitted sink, picture rails.

BEDROOM TWO

13'4" x 12'1" (4.06m x 3.68m)

A dual aspect room, radiator, sink to one corner, picture rails.

BEDROOM THREE

11'7" x 8'3" (3.53m x 2.51m)

With open aspect across the town to the sea beyond

BEDROOM FOUR

8'4" x 8'3" (2.54m x 2.51m)

Aspect over the front of the property, radiator, picture rail.

BATHROOM

With obscure double glazed window to side, fully tiled, panelled bath with shower attachment, pedestal hand basin, WC, shower cubicle with Mira electric shower, heated towel rail.

OUTSIDE

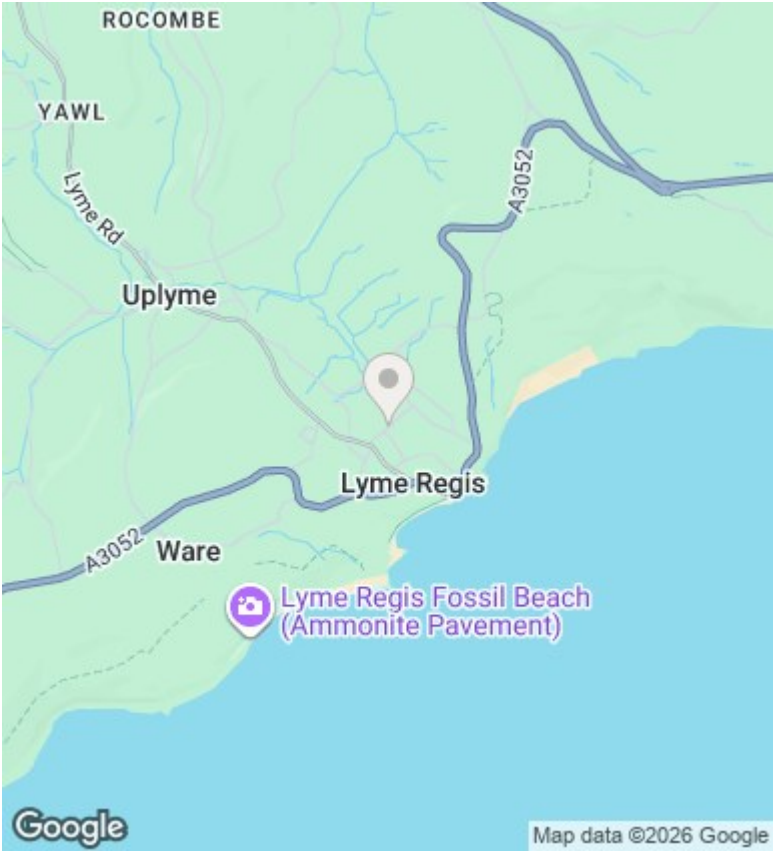
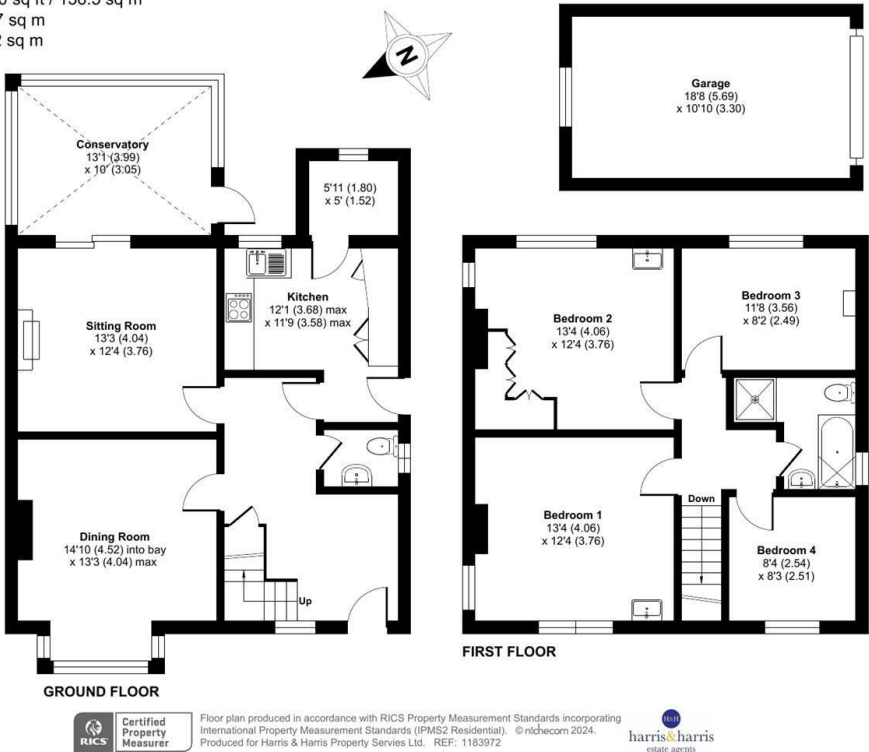
To the front of the house is an easy to maintain garden with lawn and flower/shrub borders all enclosed with natural hedging. Pathways run each side of the house leading to the good sized, enclosed rear & side gardens which are mainly laid to lawn together with a paved terrace, flowers/shrubs and which leads in turn to the GARAGE 19'1" x 10'10" with light & power. There is also driveway/off road parking to the front of the garage which adjoins Avenue Road.

AGENTS NOTE

Please note the property is being marketed by a relative of a member of staff of Harris and Harris Estates

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Approximate Area = 1470 sq ft / 136.5 sq m
Garage = 202 sq ft / 18.7 sq m
Total = 1672 sq ft / 155.2 sq m
For identification only - Not to scale



Directions

Viewings

Viewings by arrangement only. Call 01297 24022 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		