



Old Lynch Mill Lane, Lyme Regis DT7 3PU

welcome to

Old Lynch Mill Lane, Lyme Regis

Fox & Sons are delighted to bring to the market this delightful four bedroom detached home, tucked away in a quiet riverside location, yet still close to the town centre and seafront of Lyme Regis.

Conservatory

Entered via porch covered front door from cobblestone area to front of property, windows on two sides with double doors leading out to rear garden, radiator, ceiling light point

Inner Hallway

Leading on from conservatory with stairs rising to first floor and doors leading to subsequent rooms, radiator, ceiling light point

Kitchen/Diner

Window to side aspect, door leading to small rear walled courtyard, double doors in diner/living area leading to rear garden, range of contemporary wall and base units with worktop over and tiled splashback, integrated dishwasher, integrated tumble dryer, integrated washing machine, integrated fridge/freezer, integrated mid height double oven, induction hob with cooker hood over, double stainless steel drainer sink, breakfast bar with seating, built in cupboards in diner/living room area, radiators, under unit lighting, spotlights and ceiling light point

Lounge

Two windows to front aspect, gas fireplace set within feature surround, understairs storage cupboard housing wall mounted fuseboard, built in shelving, radiators, ceiling light points

First Floor Landing

Window to side aspect, stairs rising to second floor, doors leading to subsequent rooms, radiator, wall light point

First Floor Bedroom 2

Window to front aspect with window seat and storage under, window to side aspect, built in

wardrobes, drawers and vanity sink unit, radiator, ceiling light point

First Floor Bedroom 3

Windows to rear and side aspects, vanity sink unit, radiator, ceiling light point

First Floor Bedroom 4

Window to front aspect with window seat and storage under, built in wardrobe, radiator, ceiling light point

First Floor Shower Room

Window to rear aspect, walk in rainfall shower, vanity sink unit, low level WC, built in shelves, heated towel rail, spotlights

Second Floor Landing

Window to side aspect, built in cupboards, loft hatch, beam and sloped ceiling, doors leading to subsequent rooms, ceiling light point, spotlights

Second Floor Bedroom 1

14' 4" x 12' 11" (4.37m x 3.94m)

Two windows to side aspect, one velux window, built in wardrobes, drawers and vanity sink unit, beams and sloped ceilings, radiators, wall light points

Second Floor Bathroom

Panel bath, hand wash basin, low level WC, part tiled walls, beam and sloped ceiling, radiator, spotlights

Garage

With lighting, power, and door leading to rear garden patio





Rear Garden

Pretty walled garden, predominantly laid to lawn, patio area, established trees, plants and shrubs, two sheds with electricity, greenhouse, pergola, side access gate

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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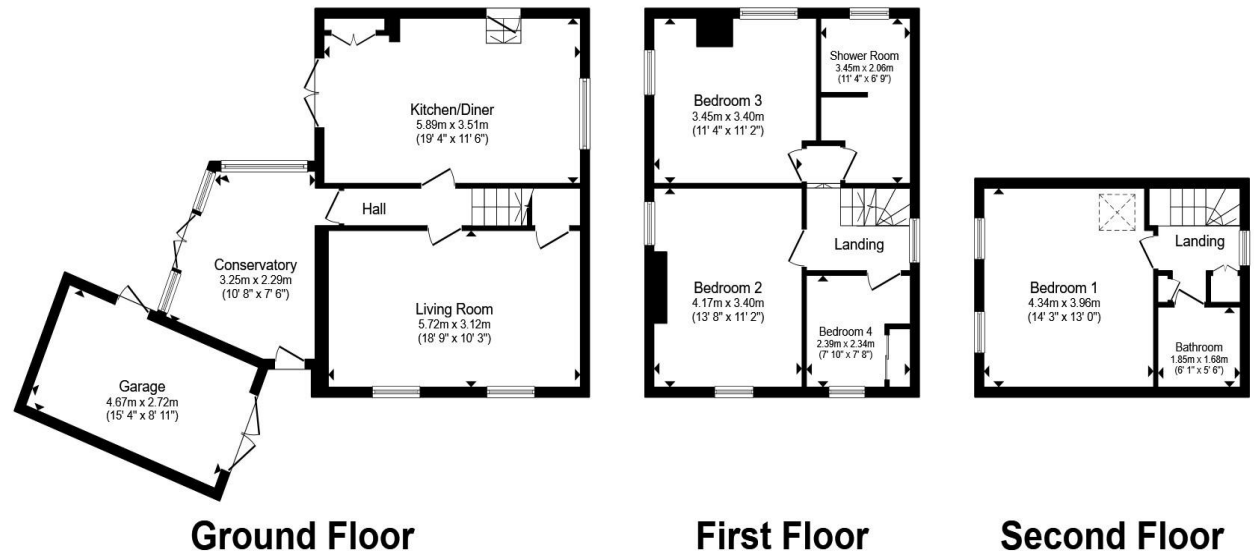
Old Lynch Mill Lane, Lyme Regis

- CHARMING DETACHED HOME
- COUNCIL TAX BAND E
- STUNNING KITCHEN/DINER
- SEPARATE SPACIOUS LOUNGE
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£650,000



Total floor area 140.2 m² (1,509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
AXM104771 - 0005

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