



Marven Court, Spring Head Road, Uplyme, Lyme Regis DT7 3UQ



welcome to

Marven Court, Spring Head Road, Uplyme, Lyme Regis

Fox & Sons are delighted to bring to the market this beautiful 3 bedroom ground floor apartment, located in a truly idyllic setting — tucked away in a peaceful countryside location on the outskirts of the village of Uplyme, with breathtaking scenery in every direction.

Location

The village of Uplyme offers church, public house, petrol station, shop and post office, as well as a tennis club and cricket pitch. Mrs Ethelston's Primary and the Woodroffe Secondary Schools are both within 10 minutes' walk. Along with beautiful walks along the Lim into Lyme Regis which offers further amenities and beautiful beaches which make up part of the 'Jurassic Coast'. The historic market town of Axminster is nearby, which offers weekly market, a host of local shops and eateries and larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo.

Entrance Hallway

Entered via storm porch with outside light into entrance hallway, built in storage cupboard housing water tank, doors leading to subsequent rooms, radiator, wall light points

Lounge

Doors to rear aspect opening onto patio, gas fireplace set within feature timber surround and tiled hearth, radiators, wall light points

Kitchen

Window to rear aspect, mix of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cooker hood over, space for 2 x under counter domestic appliances, half panelled walls, wall mounted boiler, 1.5 stainless steel drainer sink, radiator, spotlights

Dining Room

Window to front aspect, radiator, wall light points

Master Bedroom

uPVC double glazed window to front aspect, built in wardrobes, radiator

En-Suite

Corner bath, hand wash basin, low level WC, part panelled walls, radiator, spotlights

Bedroom 2

Window to front aspect, radiator, wall light point

Bedroom 3/Study

Opaque window to front aspect, built in shelving, built in storage cupboard housing wall mounted fuseboard, radiator, ceiling light point

Bathroom

Opaque window to front aspect, shower, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

Garden

Communal gardens, including manicured lawns, pond, and seating areas

Parking

Private garage with power and lighting, and extra communal parking





Agent's Note 1

****This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision****

Agent's Note 2

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order****



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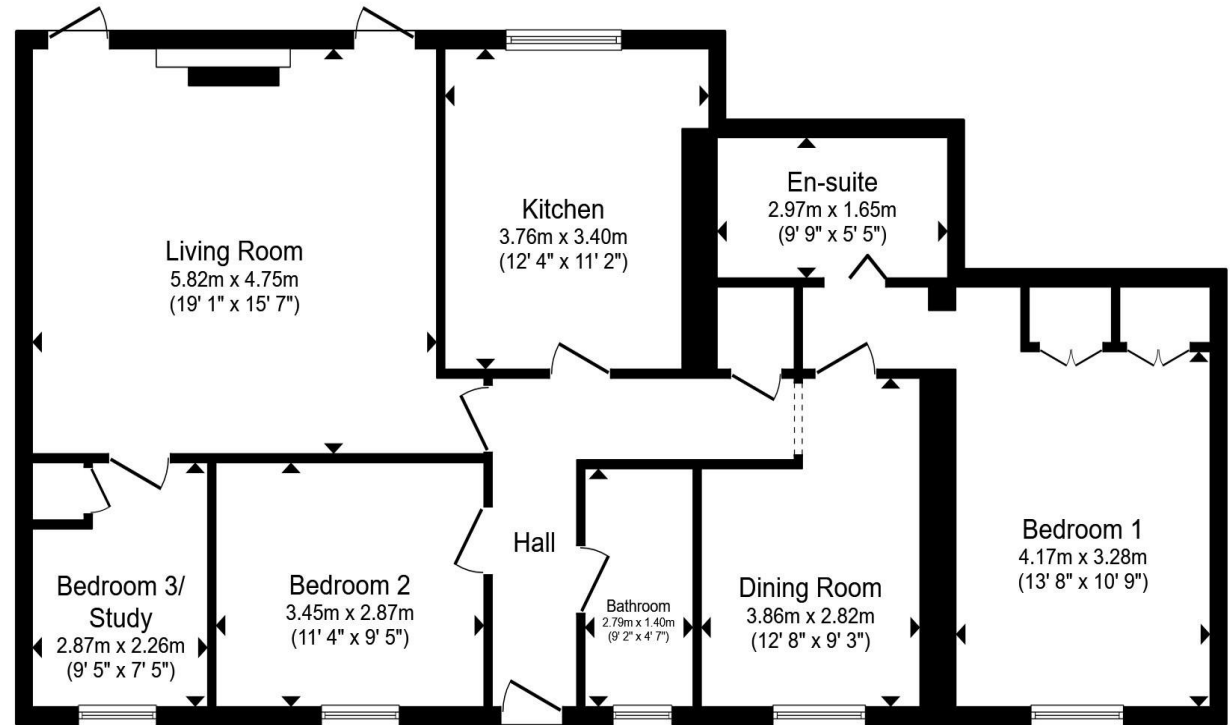
- BEAUTIFUL 3-BEDROOM GROUND FLOOR APARTMENT IN IDYLIC COUNTRYSIDE SETTING
- SPACIOUS KITCHEN FLOWING INTO LARGE LOUNGE WITH GARDEN ACCESS
- GENEROUS MASTER BEDROOM FEATURING EN-SUITE BATHROOM
- HIGH CEILINGS & CHARACTERFUL INTERIOR WITH RUSTIC ELEGANCE
- STUNNING COMMUNAL GARDENS WITH LAWNS, POND & SEATING AREA

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 104.3 m² (1,123 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:
AXM105063 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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