



Symonds
& Sampson

31 Applebee Way
Lyme Regis, Dorset

31 Applebee Way

Lyme Regis
Dorset DT7 3EE

Modern property, located in the seaside town of Lyme Regis and only a short distance to the beach.



- Modern home
- Seaside town location
- Garden and parking

Guide Price **£250,000**

Freehold

Bridport Sales
01308 422092
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THE PROPERTY

This attractive modern end of terrace house offers well-appointed accommodation, ideally suited to contemporary family living. Built approximately three years ago, the property benefits from around seven years remaining on the Buildzone warranty, providing peace of mind for prospective purchasers.

The ground floor features a modern fitted Kitchen, designed to provide both style and practicality, together with a comfortable Sitting Room offering an ideal space for relaxing and entertaining. A useful downstairs WC completes the accommodation on this level. Double doors from the sitting room give access to the garden.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from en-suite facilities. The remaining bedrooms are served by the family bathroom, as shown on the floorplan.

OUTSIDE

There is allocated off-road parking as well as a south facing low maintenance rear garden.

SITUATION

Monmouth Park is a stunning collection of traditionally designed homes built to a superior standard with spacious accommodation in the popular coastal town of Lyme Regis. A short drive or a fifteen-minute walk will take you into the centre of Lyme Regis, a picturesque town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with various museums. Moments from the high street is the charming award winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3words:///blotting.daredevil.regret

SERVICES

Mains water, electricity and drainage. Gas fired central heating.
Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: B

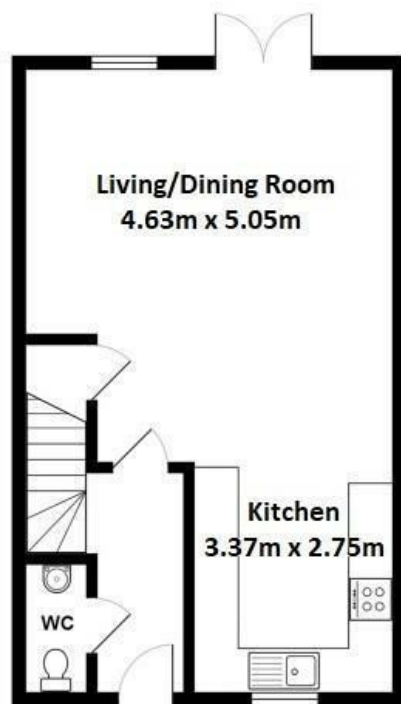
LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: D

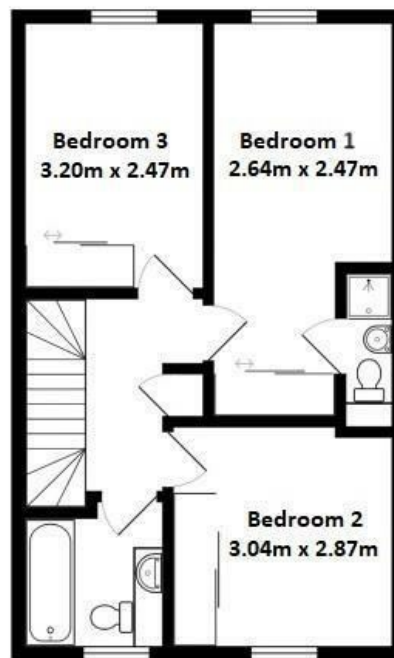
MATERIAL INFORMATION

We understand there is a service charge of £196.53 payable per annum for the maintenance of the private roads and communal area.



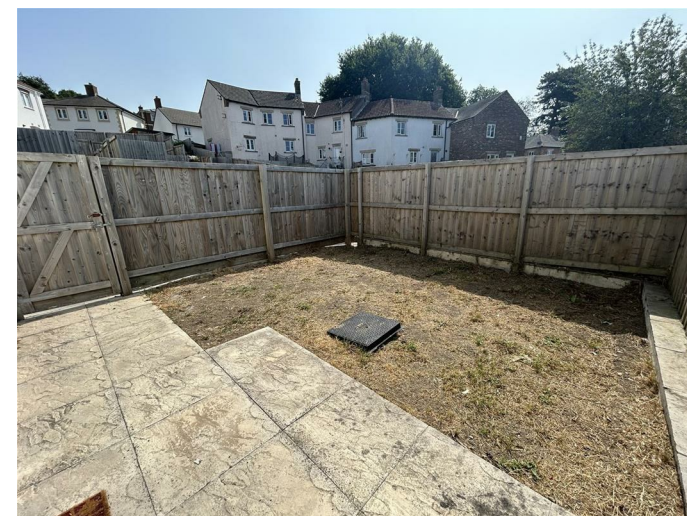
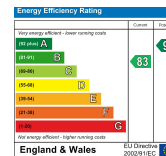


Ground Floor



First Floor

Example Floor Plans of a Three Bedroom Home
All measurements are approximate and for display purposes only.



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