



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



view this property online fox-and-sons.co.uk/Property/AXM104771



welcome to

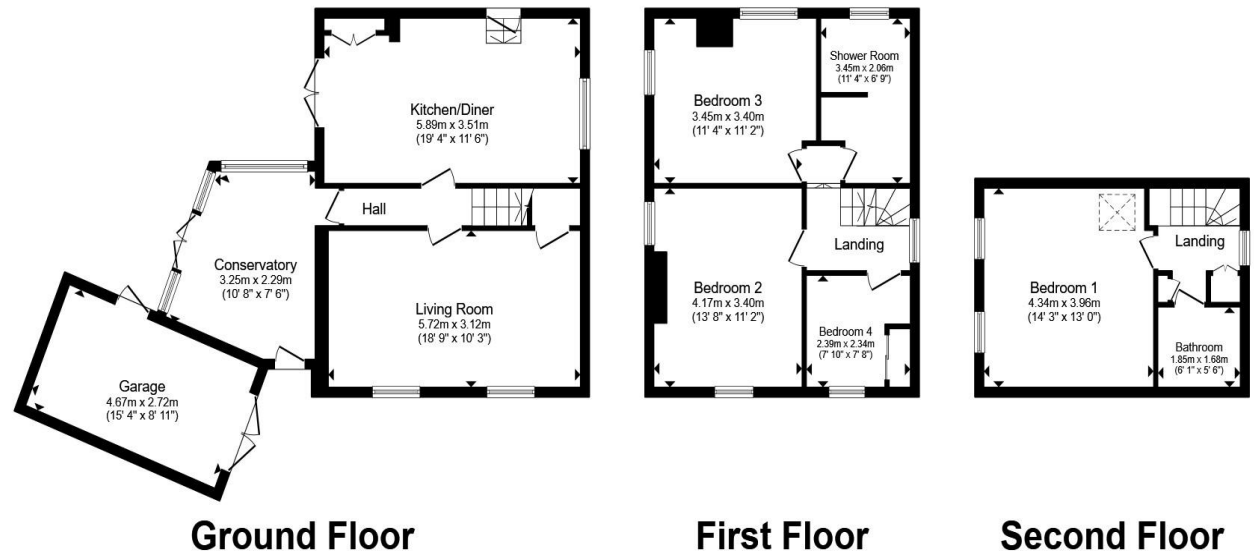
Old Lynch Mill Lane, Lyme Regis

- 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

 fox & sons

view this property online fox-and-sons.co.uk/Property/AXM104771



Property Ref:
AXM104771 - 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.

 fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk