

2 Clappentail Court

Lyme Regis, Dorset

2 Clappentail Court

Lyme Regis
Dorset DT7 3NA

A well appointed and homely two double bedroom ground floor apartment featuring a private terrace with sea glimpse and garaging.



- Convenient location
 - Private terrace
 - Well presented
 - Modern kitchen
- Dual aspect sitting room
- Gas fired central heating
 - Share of freehold
- Garage and communal parking

Guide Price **£250,000**

Leasehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Clappentail Court is a small and exclusive purpose built block of just six apartments with attractive reconstituted stone elevations. No 2 has the benefit of being on the ground floor with its own full length paved garden terrace enjoying a distant sea glimpse along the Jurassic Coastline. The accommodation is very well presented with a light, triple aspect. The property features a modern gas central heating system as well as double glazed windows and doors throughout. It is worth noting that all owners share 1/6 of the freehold.

THE ACCOMODATION

There is a spacious hallway providing access to all principal rooms, laminate flooring runs through to a dual aspect sitting room with doors leading out onto the terrace and an attractive mock fireplace. The accommodation has been remodelled in recent times with a smart contemporary kitchen with a range of integrated appliances. Both bedrooms will easily accommodate a double bed and the bathroom includes an electric shower over the bath and separate WC.

OUTSIDE

To the north of the site is a block of garages and parking

area where the garage 2nd in from the left belongs to the property. There are established lawned gardens to the remaining three sides of the development. Steps lead down from the parking area to the communal entrance.

SITUATION

Clappentail Court is located approximately one mile from the beautiful Lyme Bay and its beaches. Lyme Regis is a most popular and picturesque coastal 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 a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The nearby market town of Axminster 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
///sings.rounds.aliens

SERVICES

Mains electric, gas, water and drainage.
Ultrafast broadband and mobile network coverage available in the area. Please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Dorset Council
Tel : 01305 221000
Council Tax Band: B

MATERIAL INFORMATION

- 1.) The area around the property is at a very low risk from flooding from rivers, seas and surface water.
- 2.) The property is subject to a 300 year lease dated 1st June 1978. Each owner shares 1/6 of the freehold and the block is run by a residents committee. Ground rent £5 per annum and service charge of £75 pcm to Clappentail Court Limited. The property is restricted to residential purposes only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D	75	77
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Clappentail Court, Lyme Regis

Approximate Area = 720 sq ft / 66.8 sq m

For identification only - Not to scale



GROUND FLOOR



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2021. Produced for Symonds & Sampson. REF: 760018

Axm/RIS/14.9.26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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