

9, Monmouth Park

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Lyme Regis, DT7 3FJ

Lyme Regis Town Centre 20 minutes' walk. Bridport 10 miles.

OPEN GUIDE PRICE £875,000 - £890,000
A very attractive well appointed and spacious detached house with studio/home office enjoying lovely views over Lyme Regis to the sea

- OPEN GUIDE PRICE £850,000 - £865,000
- Impressive specification
- 3 Reception plus kitchen/diner
- Large west-facing rear garden
- Lovely exclusive location
- Imposing newly built house with generous 2,342sqft
- 5 Bedrooms, 3 bathrooms (2 en-suite)
- Annexe potential
- Superb studio/home office
- Freehold. Council Tax Band G

Guide Price £850,000

THE PROPERTY

Monmouth Park is a very attractive and exclusive development of just eight high quality and very attractive Regency style detached houses, which were traditionally built in circa 2023 by the developers Blakesley Estates, with the benefit of a ten year warranty.

Number 9 occupies a choice corner position and enjoying a very sunny rear aspect with extensive views over Lyme Regis to the sea. Under the same ownership since new, a whole number of additional extras/improvements have been added.

The well presented, well proportioned and spacious accommodation is very versatile, to suit a whole range of buyers and the lower ground floor offers great potential for the creation of a self-contained annexe for a dependent relative etc.

The impressive specification includes gas-fired central heating (underfloor to the middle and lower floors), PV panels with battery and EV charger, uPVC low maintenance sash and small pane style windows, well equipped kitchen with contemporary units and comprehensive appliances (AEG electric double oven, induction hob, fridge/freezer and dishwasher), attractive contemporary bathroom/shower room fittings, engineered oak flooring to the middle and lower floors, oak veneer internal doors and built-in wardrobes to many of the bedrooms.







Further excellent features of the property are the larger than average west-facing rear garden incorporating a quality studio/home office and luxury pergola.

Viewing of this lovely home is strongly recommended by the sole agents, Stags.

OUTSIDE

The house is well located on a generous corner plot.

To the front is a tarmac driveway with turning and parking area, attached garage and EV charger.

The front garden is principally down to lawn and there is a side pedestrian gate.

The rear garden enjoys the very sunny west-facing aspect with the lovely far-reaching views over the town to the sea. Large adjoining paved terrace with luxury pergola and with side panels, heater and extensive power points for all weather use. Large expanses of lawns and railings.

Superb detached studio/home office which is fully insulated and with electric underfloor heating.

The swimming spa is available by separate negotiation.

Agent's note

There is a service chare of £230 pa for the up keep of communal areas.

SITUATION

The house is well located on the Monmouth Park development, which is situated on the northeast side of the picturesque coastal town of Lyme Regis. The town centre and esplanade are within only about 20 minutes' walk. Lyme Regis is a very historic coastal town offering a wide range of shopping and leisure facilities including sailing, diving, fishing, golf and bowling. The town also has a theatre and is well served by several medical and dental practices, excellent local schools and is within easy reach of the renowned Colyton Grammar School. To the north is the market town of Axminster with mainline station on the Waterloo line. Lyme Regis golf club is within only about 10 minutes' walk.

SERVICES

All mains services. Gas-fired central heating (underfloor to lower and middle floors). PV panels, battery and EV car charger. Electric underfloor heating to studio/home office.
Broadband - Standard up to 15Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available are EE and Three for voice and data services inside and outside and O2 and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

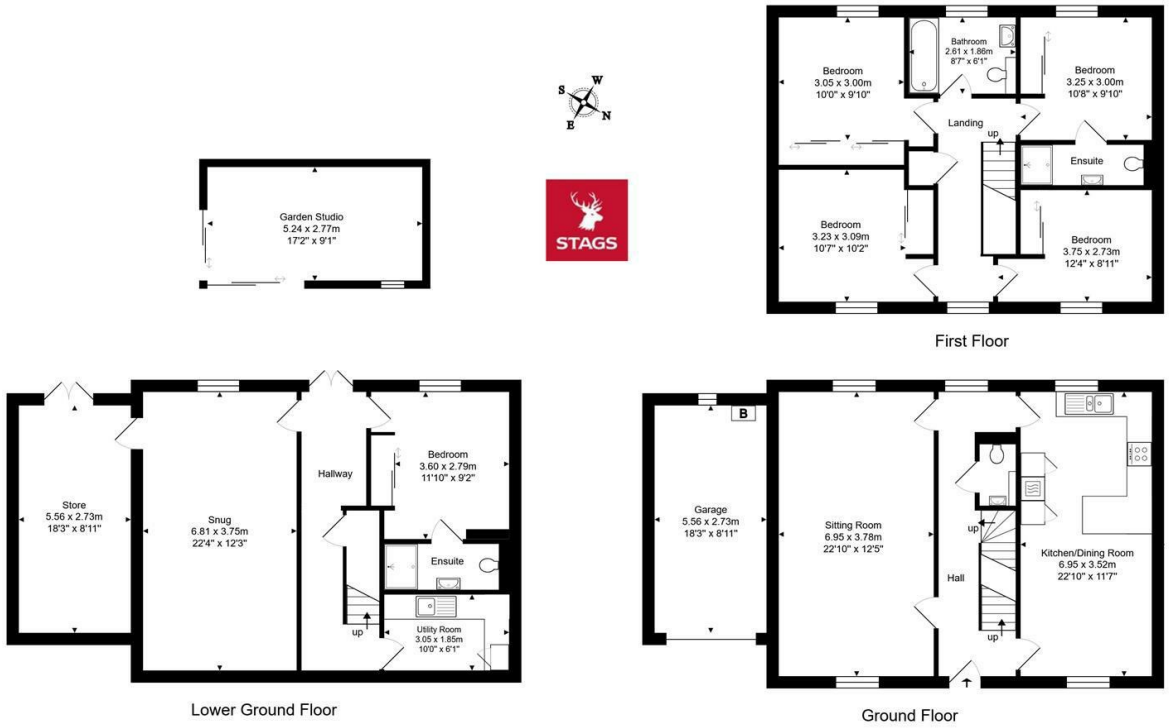
DIRECTIONS

From the A35 at Charmouth follow the signs to Lyme Regis. As you come down the hill towards the town turn right into Pine Ridge and Monmouth Park is seen after a short distance on the left. No. 9 is the 1st property on the right.
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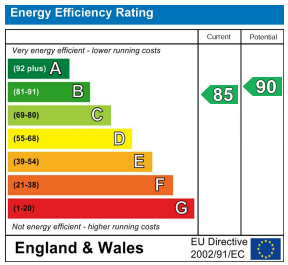


Total Area: 203.7 m² ... 2192 ft² (excluding garage, garden studio)

Not to scale. Measurements are approximate and for guidance only.

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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