



Flat 3, St. Andrews House, Uplyme Road, Lyme Regis, DT7 3LP



- Unfurnished
- Available immediately
- Two bedrooms
- Long term let
- Close to town centre
- Communal gardens

£850 Per Calendar Month/ £206 Per Week

A two bedroom apartment with its own private entrance situated within St Andrews House grounds in Lyme Regis.

Available immediately for an initial 12 month tenancy.

Comprising large sitting room with views of the gardens, kitchen, two double bedrooms both with en-suites and communal gardens. There is off road parking for one car.

Water is to be paid directly to the landlord monthly (£25 pp).

The apartment is situated on a Bed & Breakfast so a tenant will have to be respectful of all the residents in the building.

The rent is exclusive of all utility bills including council tax, mains electric, gas, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating and can be let unfurnished.

Rent - £850.00 per calendar month / £196.00 per week

Holding Deposit - £195.00

Security Deposit - £980.00

Council Tax Band - B

EPC Band - C

SITUATION

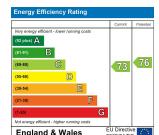
Lyme Regis is a town in west Dorset, 25 miles west of Dorchester and east of Exeter. Sometimes dubbed the "Pearl of Dorset". It has noted fossils in cliffs and beaches on the Heritage or Jurassic Coast, a World Heritage Site. Axminster can be found approx. 5 miles away which has local amenities and main train line to London and Exeter. Bridport is approx. 9 miles with local shops and a traditional market held on Saturdays and Wednesdays.

DIRECTIONS

What3words://lobbed.dreams.rejoins



Bridlets/JD/12.01.26



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendor shall not be required to define or describe such rights, privilages or advantages.