

Symonds  
& Sampson

# Swanley

9 Woodmead Road, Lyme Regis, Dorset

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9 Woodmead Road  
Lyme Regis  
Dorset DT7 3AB

An attractive semi-detached Edwardian house enjoying well proportioned rooms and parking, in the highly sought after and picturesque coastal town of Lyme Regis. Scope for improvement with no onward chain.



- Character features
- Two formal receptions
- Second floor loft room
- 50m rear garden
- Close to schools
- Off road parking
- Half a mile from the sea front
- River Lym walk nearby
- No onward chain

Guide Price £440,000

Freehold

Axminster Sales  
01297 33122  
axminster@symondsandsampson.co.uk



## THE PROPERTY

Swanley is a superb family residence and is welcomed to the market for the first time in over 40 years. Built of classic colour-washed pebbledash elevations under a clay tiled roof this house retains many original features, including high ceiling, deep skirting boards, panelled doors, original timber sash windows and herringbone wooden flooring. The property offers well balanced accommodation over three floors and benefits from a larger garden to the rear. Swanley has been much loved by the current owners but would benefit from some updating in areas.

## ACCOMMODATION

To the front elevation is a glazed entrance porch which leads through to the main entrance hallway where you will find access to both receptions rooms and decorative herringbone wooden flooring. The sitting room is a lovely bright reception with large bay window, while the dining room overlooks the garden and leads through to the kitchen. The kitchen is fitted with a range of units and offers space for appliances and a stable door leading out to the garden. The family bathroom is located on the ground floor along with a separate cloakroom. To the first floor are three good size bedrooms, with the master bedroom enjoying sea glimpses. On the second floor is the multi purpose loft room.

## OUTSIDE

To the front elevation is a gravelled driveway suitable for one vehicle and gated side access. The rear garden is a real feature to this home and provides an excellent space for families and entertaining. There is a level lawned garden, established shrubs, trees and flower beds. Garden shed and outside store. Additional space beyond the lawned garden for expansion.

## SITUATION

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, convenience stores 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. Primary & secondary schooling in Lyme Regis with the renowned Colyton Grammer school located 6 miles to the west. The nearby market town of Axminster (5 miles) offers 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  
///brambles.reefs.stick

## SERVICES

Mains electric, gas, water & drainage  
Ultrafast broadband is available.

There is mobile coverage in the area. Please refer to Ofcom's website for more details.

## LOCAL AUTHORITY

Dorset Council  
Tel : 01305 221000  
Council Tax Band D.

## MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water.





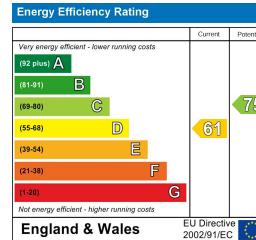
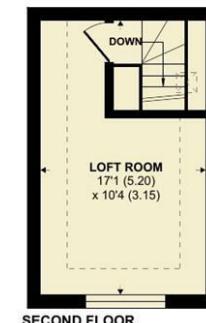
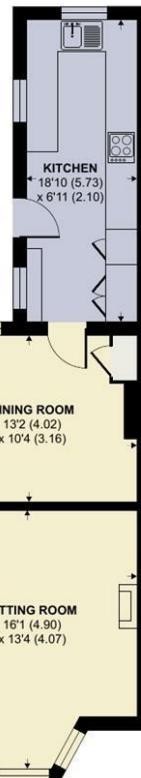
## Woodmead Road, Lyme Regis

Approximate Area = 1205 sq ft / 111.9 sq m

Limited Use Area(s) = 58 sq ft / 5.4 sq m

Total = 1263 sq ft / 117.3 sq m

For identification only - Not to scale



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