



12 Woodberry Down Way

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, Lyme Regis, Dorset, DT7 3QT

What3Words: ///moons.suiting.catchers

A stylish three-bedroom detached home with attractive gardens and private parking in Lyme Regis

- Three Bedrooms
- Dual-Aspect Sitting Room
- Gated Driveway
- Enclosed Rear Garden
- Freehold
- Principal En Suite
- Integrated Appliances
- Garage
- Close to the Coast
- Council Tax Band E

Guide Price £525,000

SITUATION

Woodberry Down Way is situated in a popular residential area of the sought-after coastal town of Lyme Regis. The town offers an excellent range of shops, cafés, restaurants and everyday amenities, together with its renowned seafront, beaches and historic Cobb. The surrounding Jurassic Coast and countryside provide excellent walking opportunities, while nearby Axminster offers a mainline railway station with services to Exeter and London Waterloo.

DESCRIPTION

This modern detached home was completed in 2016 and offers well-presented and thoughtfully arranged accommodation over two floors. The ground floor comprises a welcoming entrance hall with cloakroom, a bright dual-aspect sitting room with doors opening directly onto the garden, and a stylish triple-aspect kitchen/dining room fitted with a range of contemporary units and integrated appliances, with further access outside. On the first floor are three bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, together with a modern family bathroom.

OUTSIDE

The property is approached through double gates onto a private driveway providing parking and access to the detached garage with light, power and plumbing. To the rear is an attractive level lawned garden with raised beds, patio and bespoke BBQ shelter. An extensive paved terrace with glass veranda adjoins the house, providing an ideal space for al fresco dining and entertaining.

SERVICES

All Mains services. Gas fired central heating. Ultrafast broadband available. Mobile signal with all major networks (Ofcom, 2026).





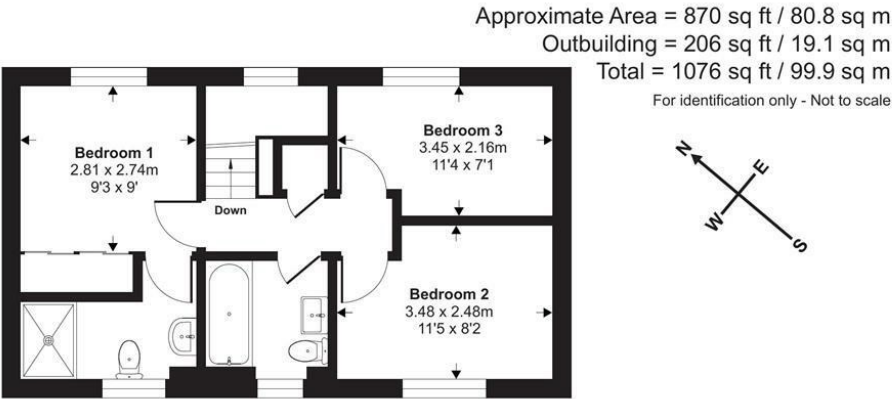
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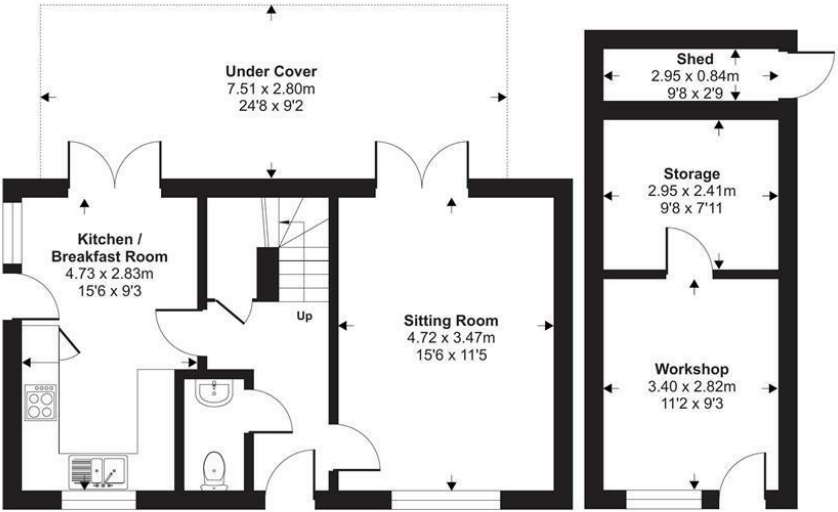
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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First Floor



Ground Floor

Outbuilding 1 / 2

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