



**Whalley Lane, Uplyme, Lyme Regis DT7 3UR**



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## **Whalley Lane, Uplyme, Lyme Regis**

Fox & Sons are delighted to bring to the market this lovely three bedroom semi-detached home - nestled in a wonderfully secluded, elevated position along the sought-after Whalley Lane in picturesque Uplyme.

### **Entrance Porch**

Entered via uPVC front door with double glazed panel, uPVC double glazed window to front aspect and opaque window to side aspect, door leading through to kitchen, radiator, ceiling light point

### **Kitchen Area**

uPVC double glazed window to front aspect, range of wall and base units with worktop over and tiled splashback, mid-height integrated electric oven and grill, integrated electric hob with cooker hood over, integrated fridge/freezer, space for 1 x under counter domestic appliance, stainless steel 1.5 drainer sink, breakfast bar, spotlights, open plan with:

### **Lounge Area**

uPVC double glazed windows to side and rear aspects, spotlights, folding doors leading through to:

### **Snug**

uPVC double glazed windows to rear and side aspects, uPVC double glazed door to side aspect leading to garden, vertical radiator, ceiling light point

### **Downstairs Cloakroom**

Opaque windows to rear and side aspects, vanity sink unit with feature tiled wall, low level WC, loft hatch, radiator, ceiling light point

### **Inner Hallway**

uPVC double glazed window to side aspect, stairs rising to first floor, built in storage cupboard, radiator, ceiling light point

### **Conservatory**

uPVC double glazed windows to two sides, uPVC

double glazed sliding door leading to garden, radiator, wall light points

### **Landing**

uPVC double glazed window to side aspect, built in storage cupboard housing water tank, doors leading to subsequent rooms, loft hatch (partially boarded loft), radiator, ceiling light point

### **Master Bedroom**

uPVC double glazed window to front aspect, built in wardrobes, radiator, ceiling light point

### **Bedroom 2**

uPVC double glazed window to rear aspect, built in wardrobe, radiator, ceiling light point

### **Bedroom 3**

uPVC double glazed window to side aspect, built in wardrobe, radiator, ceiling light point

### **Bathroom**

uPVC opaque double glazed window to side aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

### **Garden**

Beautiful garden wrapping around two sides of house with stunning views to the countryside beyond, paved pathway leading from front of property to patio area, laid to lawn areas, range of established plants, hedges and trees, 2 x timber storage sheds

### **Garage & Parking**

Private gated driveway to the front of the property with space for 2 x vehicles, paved steps leading up to front door, outside lighting, access to garden, garage with power and lighting





### **Location**

The village of Uplyme offers church, public house, petrol station, shop and post office, as well as a tennis club and cricket pitch. Mrs Ethelston's Primary and the Woodroffe Secondary Schools are both within 10 minutes' walk. Along with beautiful walks along the Lim into Lyme Regis which offers further amenities and beautiful beaches which make up part of the 'Jurassic Coast'. The historic market town of Axminster is nearby, which offers weekly market, a host of local shops and eateries and larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo.



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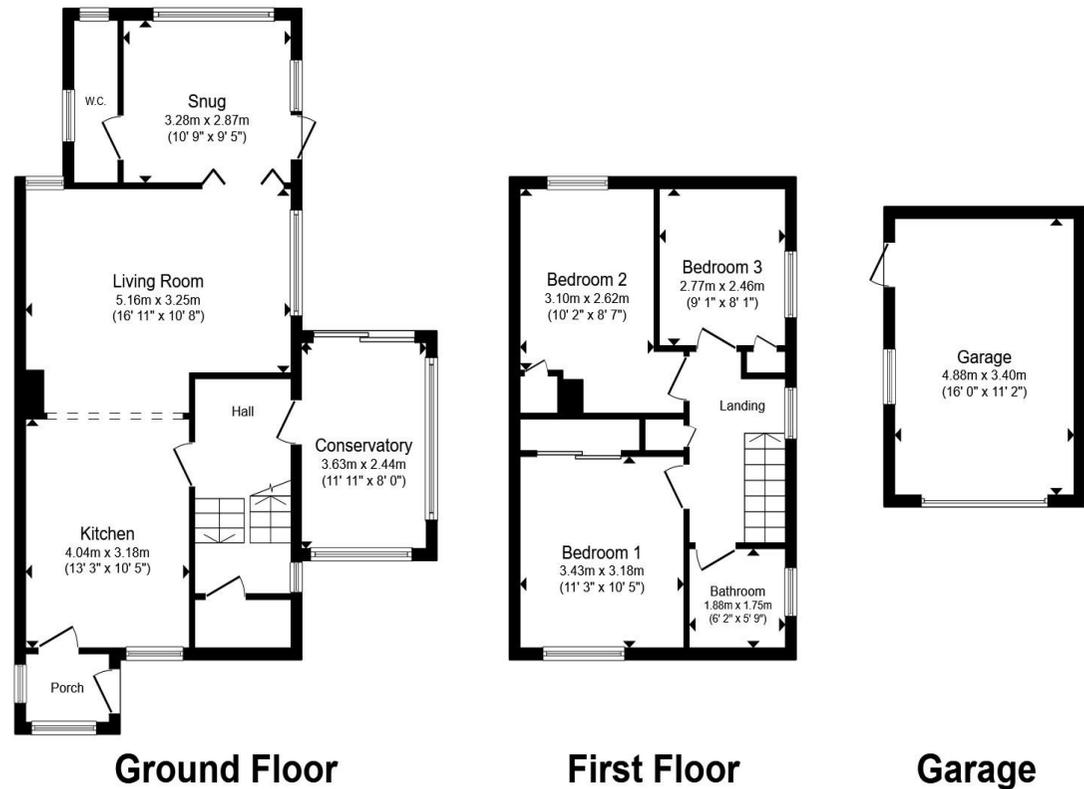
## Whalley Lane, Uplyme, Lyme Regis

- SEMI-DETACHED HOME THREE BEDROOM HOME
- COUNCIL TAX BAND C
- BEAUTIFUL COUNTRYSIDE VIEWS
- OPEN PLAN KITCHEN/DINER/LOUNGE
- SEPARATE SNUG

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£375,000**



Total floor area 125.3 m<sup>2</sup> (1,348 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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