

Symonds
& Sampson

1 New Inn Corner

Whalley Lane, Uplyme, Lyme Regis, Devon

1 New Inn Corner

Whalley Lane
Uplyme
Lyme Regis
Devon DT7 3UP

A well presented two bedroom converted ground floor apartment benefitting from private parking, courtyard garden and no onward chain.



- Two bedroom ground floor apartment
 - Open plan living accommodation
- Sash-style UPVC double glazed windows to most openings
- A gas fired central heating system with radiators
 - Central location
 - Close to local amenities
 - Allocated parking space
 - Current holiday let
 - Courtyard garden

Guide Price **£235,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A well presented two bedroom ground floor apartment, forming part of a period building which was formerly a public house.

ACCOMMODATION

The deceptively spacious living accommodation provides an open plan living space being split level separating the sitting room from the lower kitchen/dining room. A modern kitchen provides plumbing for an automatic washing machine and dishwasher further complemented by a wall mounted gas boiler for central heating. There is an inner hall granting access to 2 double bedrooms with the master enjoying en-suite facilities alongside a family bathroom.

Internal steps lead to an enclosed courtyard garden.

OUTSIDE

There is an allocated parking space situated only yards from the apartment. There is an enclosed courtyard garden offering a low maintenance environment with a purpose-built seating area.

SITUATION

1 New Inn is centrally position within the village of Uplyme less than 2 miles inland from Lyme Regis seafront. The village Uplyme has a good selection of local amenities

including a general stores/post office situated at the petrol station, village hall, public inn and cricket pitch. There are also well regarded primary and secondary schools nearby. 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, supermarkets 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. The nearby market town of Axminster 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
///mirror.forehands.warm

SERVICES

Mains electric, gas, water and drainage.
Ultrafast broadband.
Mobile Network Coverage is available. Please refer to Ofcom's website for more information.

LOCAL AUTHORITY

East Devon Council, Tel : 01404 515616
Council Tax Band B

LEASE

Share of freehold
Lease - 999 years from 1st January 2007
Ground rent - not applicable
Maintenance - The owner is required to pay 50% of the cost for any necessary maintenance, on an as-and-when basis.

MATERIAL INFORMATION

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



Whalley Lane, Uplyme, Lyme Regis

Approximate Area = 769 sq ft / 71.4 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
102-101	B		
89-101	C		
75-101	D	63	75
59-84	E		
41-58	F		
1-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1395313



Axm/RIS/19.1.26



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