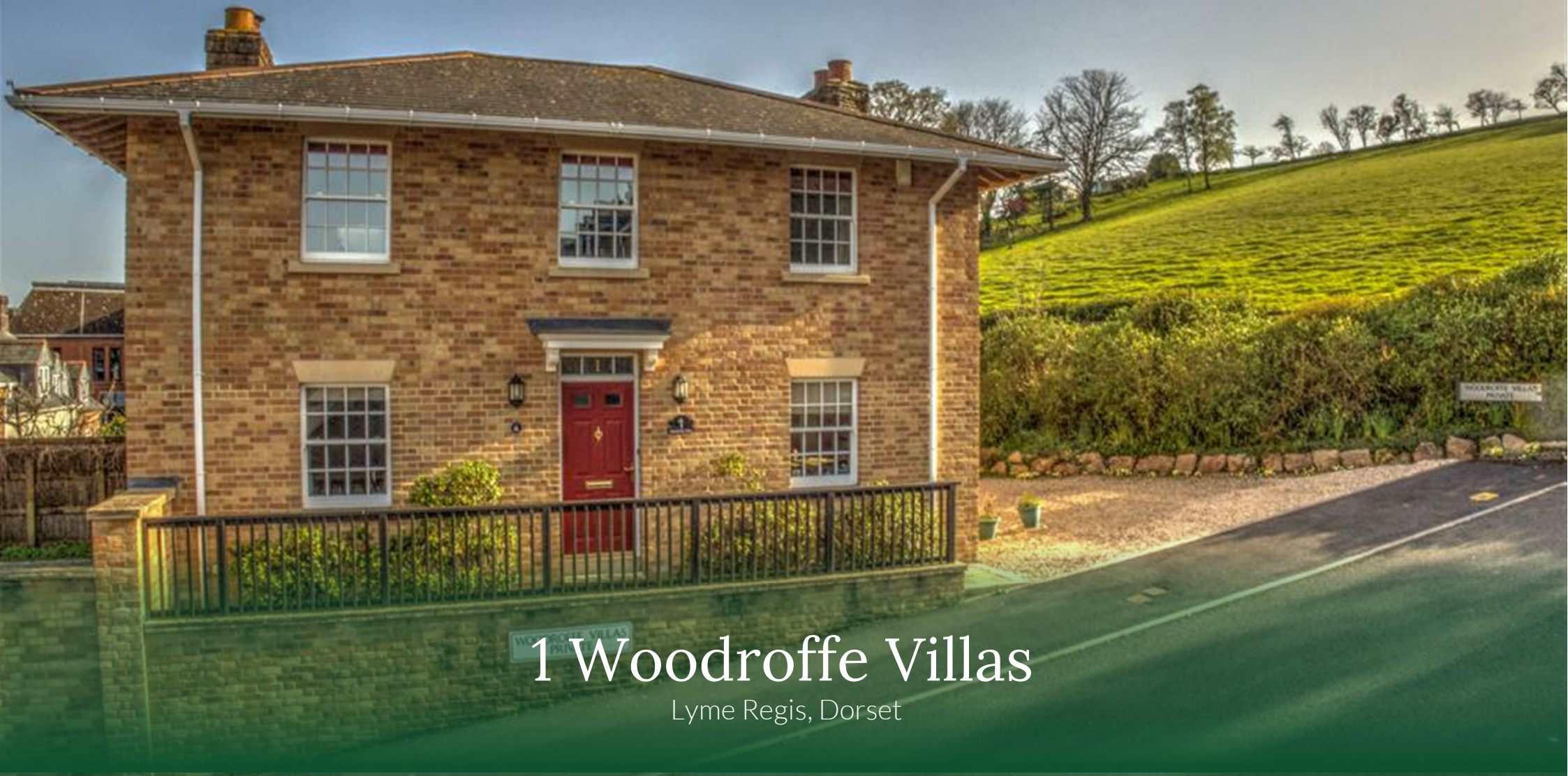


Symonds  
& Sampson



# 1 Woodroffe Villas

Lyme Regis, Dorset

# 1 Woodroffe Villas

Lyme Regis  
Dorset DT7 3QN

Classic detached three bedroom Georgian style house  
adjoining countryside just a walk to the beach.



- Local seaside town location
- Modern Georgian style property
  - Courtyard garden
- Two allocated parking spaces



Guide Price **£550,000**

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE PROPERTY

Number One Woodroffe Villas is one of three Georgian-style properties that were built circa 2009 with the symmetry and looks of a house of that period. However, of course, the advantage of this Georgian house is that it is fit for the 21st century with all the insulation, maintenance and cost saving advantages of a contemporary property. Add an attractive rural outlook over the adjoining countryside and a walk both into the town and to the beach and you have a very attractive proposition indeed.

## ACCOMMODATION

On the ground floor, there are two principal living areas with the sitting room stretching from the front to the rear of the property with double doors out onto the garden behind and the focal point of a fireplace. The kitchen/dining room can be divided into two areas - the dining area to one end and a kitchen to the other that is equipped with a generous array of floor and wall mounted units with integral appliances that include an electric double oven, a gas hob, a fridge/freezer, a second freezer and a dishwasher. Beyond the kitchen there is a useful utility room while off the hallway there is a cloakroom.

Upstairs there are three good double bedrooms, the principal of which has space for two large double wardrobes. The en-suite shower room has a WC, shower,

wash-basin and bidet. The two remaining bedrooms, each of which has a built-in double wardrobe, have space for additional wardrobes if required, and share the family bathroom. The property is fully double glazed and has gas fired central heating.

## OUTSIDE

To the rear of the property there is a lovely timber fenced courtyard garden that is organised for ease of maintenance and is for the most part paved. The garden is south facing and takes in the sun for much of the day (perfect for entertaining) and has a useful timber garden shed to one corner. Behind the garden there is parking for two cars, whilst the private road in front has extra parking space if required.

## SITUATION

Lyme Regis is on the World Heritage Jurassic Coastline and 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 and a number of restaurants and hotels, together with a theatre and various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power

boat clubs are also nearby. The local Woodroffe School is a highly regarded academy school - Dorset's top rated - and there are excellent primary schools both in the town and surrounding villages.

## DIRECTIONS

What3words:///reassured.flopping.factually

## SERVICES

Mains water, drainage and electricity. Gas central heating. Broadband - Ultrafast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: C

## LOCAL AUTHORITY

Dorset Council - 01305 251010

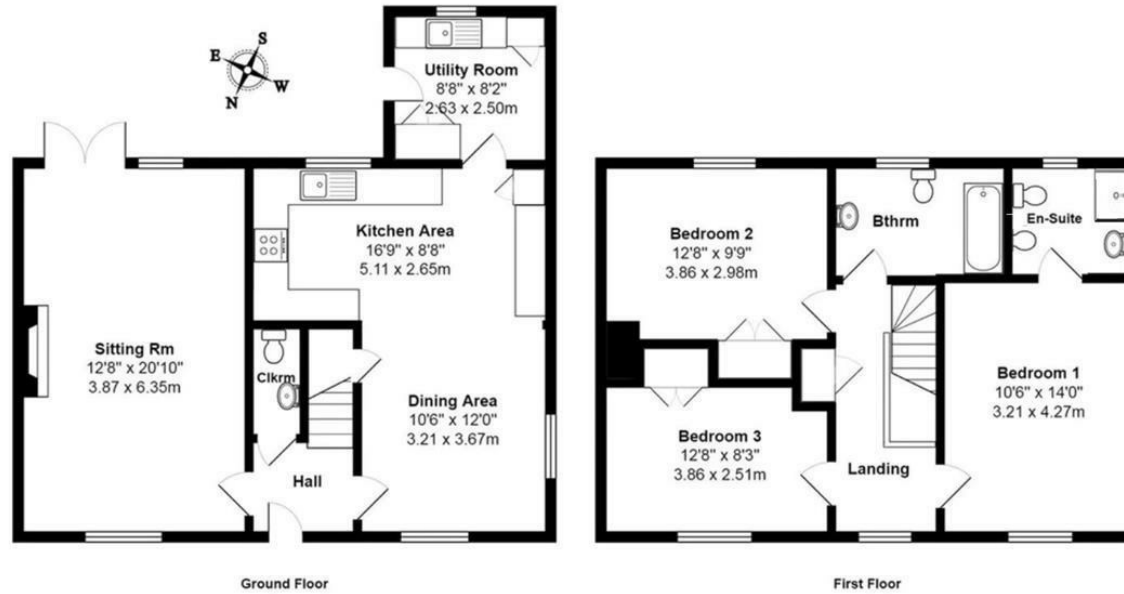
Tax Band: E

## AGENTS NOTE

It should be noted that the private approach road, driveway and planted area are co-owned by this and two neighbouring properties by way of a newly formed limited company.



Energy Efficiency Rating		Current	Target
*Gross area: 1234 ft <sup>2</sup> (115 m <sup>2</sup> )			
Energy	A	78	88
Water	B		
CO <sub>2</sub>	B		
CO <sub>2</sub> e	C		
CO <sub>2</sub> e	D		
CO <sub>2</sub> e	E		
CO <sub>2</sub> e	F		
CO <sub>2</sub> e	G		
*Gross area: 1234 ft <sup>2</sup> (115 m <sup>2</sup> )			
England & Wales			
EU Directive 2002/91/EC			



Total Area: 1324 ft<sup>2</sup> ... 123.0 m<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Bridport/SVA/23042026



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