



Scotia Whalley Lane, Uplyme Lyme Regis DT7 3UR

welcome to

Scotia Whalley Lane, Uplyme Lyme Regis

Beautiful Detached Bungalow with Stunning Wrap-Around Gardens in the Heart of Uplyme

Entrance Hall

Entered via Upvc double glazed door, ample storage with two built in storage cupboards, ceiling light point

Lounge

Dual aspect with Upvc double glazed window to side aspect and Upvc bi-fold doors opening into conservatory, electric fire with feature surround, ceiling light points, radiator

Conservatory

Upvc double glazed windows overlooking garden, radiator, ceiling light point

Study / Bedroom Four

Upvc double glazed window to front aspect, spot lighting, radiator

Kitchen

Upvc double glazed window and door opening into utility storage room, range of wall and base units with worksurface over and tiled splashback, space for 'Rangemaster' cooker, space and plumbing for dishwasher, drainer sink with mixer taps, spot lighting, (Open to dining room)

Dining Room

Upvc double glazed window to rear aspect, Upvc double glazed patio doors opening to garden, ceiling light points, radiator (Open to kitchen)

Utility Storage Room

Upvc double glazed windows and doors to garden, base unit with drainer sink above, space and plumbing for washing machine and tumble dryer, radiator

Bedroom One

Upvc double glazed window to front aspect, ceiling light point, radiator

Bedroom Two

Upvc double glazed window to rear aspect, built in wardrobes, ceiling light point, radiator

En-Suite

Upvc double glazed opaque glass window to rear aspect, shower cubicle, wash hand basin vanity unit, low level WC, heated towel rail, extractor fan, ceiling light point

Bedroom Three

Upvc double glazed window to front aspect, radiator, ceiling light point

Bathroom

Upvc double glazed opaque glass window to rear aspect, bathroom suits comprising of panel bath with shower over and glass shower screen, wash hand basin vanity unit, low level WC

Gardens

Beautiful wrap around gardens (approx. quarter of an acre), mainly laid to lawn with patio seating area, range of mature plants and shrubs, spacious workshop with power and light, additional three sheds around the garden, pond

Garage And Parking

Double garage with power and light accessed via electric door, driveway for multiple vehicles

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



completed, the fee cannot be refunded, even if the property purchase does not go ahead



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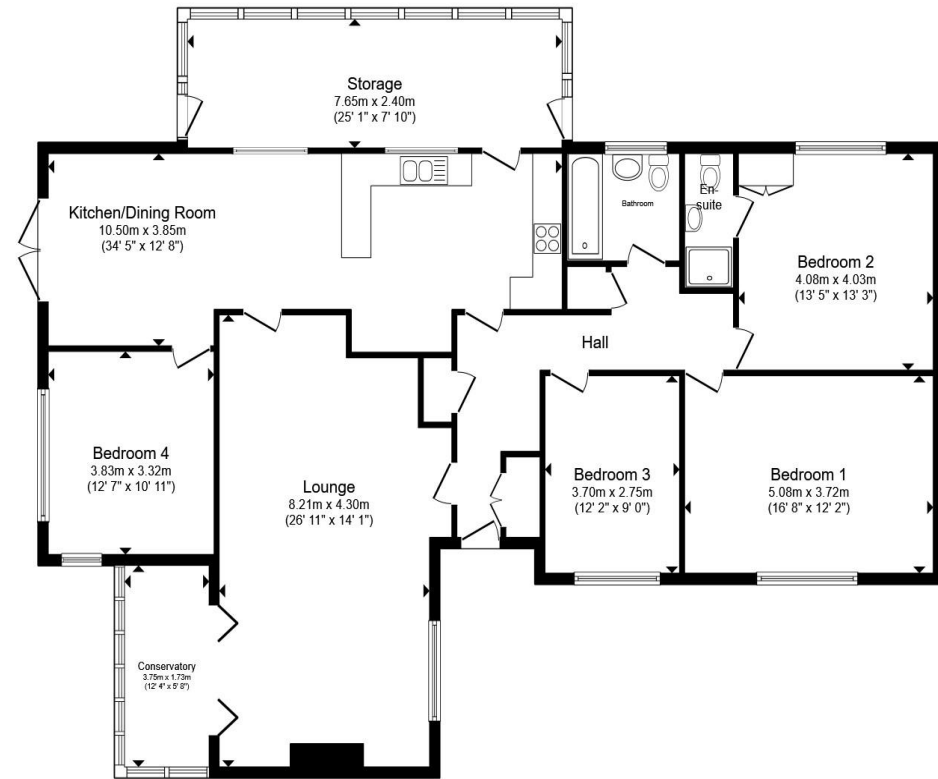
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- COUNCIL TAX BAND = E
- DOUBLE GARAGE WITH AMPLE DRIVEWAY PARKING
- STUNNING WRAP AROUND GARDENS (approx. QUARTER OF AN ACRE)
- 3/4 BEDROOMS
- SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£575,000



Total floor area 180.5 m² (1,943 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

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Property Ref:
AXM105083 - 0004

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