



Devon Court Lyme Road, Uplyme Lyme Regis DT7 3TQ

welcome to

Devon Court Lyme Road, Uplyme Lyme Regis

Fox & Sons are delighted to bring to the market this two bedroom ground floor apartment, located in the village of Uplyme, close to the picturesque coastal town of Lyme Regis.

Entrance Hallway

From communal entrance, enter via uPVC front door, uPVC double glazed windows x 2 to front aspect, wall mounted fuseboard, doors leading to subsequent rooms, radiator, ceiling light points

Lounge

uPVC double glazed sliding doors to rear aspect leading to garden, radiator, ceiling light points

Kitchen

uPVC double glazed window to rear aspect, range of wall and base units with worktop over and tiled splashback, stainless steel drainer sink, integrated electric oven with gas hob and cooker hood over, space for domestic appliance, wall mounted boiler, spotlights

Bedroom 1

uPVC double glazed window to front aspect with views to hills beyond, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to side aspect with views to hills beyond, radiator, ceiling light point

Bathroom

Panel bath with shower over and tiled surround, hand wash basin with tiled splashback, low level WC, tiled walls, radiator, spotlights

Rear Garden

Patio seating area, laid to lawn garden, gravel walkway leading to the side of the property, outside lighting, range of established plants and trees, beautiful views of surrounding countryside, metal shed which benefits from electrical connections

Parking

1 x allocated off road parking space to the front of the property, plus additional visitors parking

Agent's Note 1

We have been advised that there is 78 years remaining on the lease - please contact Fox & Sons for more information

Agent's Note 2

This property is currently under a shared ownership with 55% ownership by the seller (with a £93,500 purchase price). The property is offered to market in conjunction with The Guinness Partnership who would need to be contacted to ensure any criteria are met by the interested party. For more information, please call Fox and Sons Axminster

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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Devon Court Lyme Road, Uplyme Lyme Regis

- GROUND FLOOR APARTMENT
- OPTION TO PURCHASE ON A SHARED OWNERSHIP BASIS
- COUNCIL TAX BAND A
- TWO BEDROOMS
- PRETTY REAR GARDEN

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 10.78

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



DT7 3TQ Ground Floor



Total area of 44 sq.meters approximately

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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Property Ref:
AXM105006 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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