Symonds & Sampson

The Anning

7 Monmouth Park, Lyme Regis, Dorset

The Anning

7 Monmouth Park
Lyme Regis
Dorset
DT7 3FJ

An immaculate five bedroom detached house with a garage and driveway parking situated in the new Monmouth Park development in a large plot, close to the centre of the popular coastal town of Lyme Regis.

5 3 3

- Built to a high specification
- Bespoke kitchen with integrated appliances
- Contemporary bathroom fittings
- Five bedrooms, two ensuites
- Driveway parking
- Rear garden

Offers In Excess Of £750,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk

THE PROPERTY

'The Anning' is a prestigious five bedroom detached house arranged over three floors on the Monmouth Park development, built to a high specification with five bedrooms, two ensuites, a family bathroom, open plan living accommodation and the benefit of driveway parking and a garage.

The front door opens into a spacious hallway providing access to the principle living accommodation and a separate wc. The open plan kitchen/dining room is to the right-hand side, with the bespoke kitchen being fitted with a range of wall and base units with Silestone worktops and integrated appliances including an eye level electric double oven, induction hob, fridge/freezer and washing machine. The living room is to the other side and is bright and spacious with a dual aspect. The ground floor ad lower level of the property benefit from heated flooring throughout.

The lower ground floor comprises a double bedroom with built-in wardrobes and an ensuite shower room fitted with a large walk-in shower, wc and sink. There is a generously sized games or cinema room with double doors onto the garden, a further room which could be utilised as an office space or additional bedroom with double doors onto the garden and a useful utility room fitted with wall and base units with a washing machine and sink.

On the first floor, there are four double bedrooms, all benefitting from fitted wardrobes. The principal bedroom also has an ensuite shower room, whilst the family bathroom is fitted with a contemporary white suite comprising a bath with shower over, wc and sink.

OUTSIDE

'The Anning' benefits from a large plot, with a good-sized driveway to the front providing parking for a number of cars and an attached garage. A large patio area adjoins the rear of the house, ideal for Al-fresco dining and there is a large area of lawn beyond this.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.
Broadband - Ultrafast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

LOCAL AUTHORITY

Dorset Council - 01305 251010.
Council Tax Band to be assessed.

SITUATION

Monmouth Park is a stunning collection of traditionally designed homes built to a superior standard with spacious accommodation in the popular coastal town of Lyme Regis. A short drive or a fifteen-minute walk will take you into the centre of Lyme Regis, a picturesque 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 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 market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

AGENT NOTE

We understand there is a Service charge of £196.53 payable per annum for the maintenance of the private roads and communal area.

Bridport/DME/21072026REV

RICS Regulated by RICS
naea | propertymark PROTECTED
www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU

Symonds & Sampson

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.