



Flat 11 Cloverdale Court

Anning Road, Lyme Regis, Dorset

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Court

Anning Road

Lyme Regis

Dorset DT7 3ED

An excellent two bedroom over 55's retirement apartment with delightful westly facing views over Lyme Regis. No onward chain.



- Well presented apartment
 - Neutral décor
 - Excellent views
 - Development manager
- Communal lounge, gardens & parking
 - Over 55's age restriction
- Communal lift to alternative floors
- 24 hour emergency call system

Guide Price **£140,000**

Freehold

Axminster Sales
01297 33122

axminster@symondsandsampson.co.uk



THE PROPERTY

11 Cloverdale Court is an impressive upper floor apartment, and forms part of a complex of purpose built retirement apartments enjoying an impressive outlook taking in views across Lyme Regis and the coast beyond. The development manager can be contacted from various points within the property in the case of an emergency. For periods when the development manager is off duty there is a 24 hour emergency call system. The communal areas are exceptionally well maintained, with a welcoming residents' lounge that opens onto a sunny paved terrace overlooking the gardens. Cloverdale Court also provides residents parking. The flat itself can be accessed from ground level from an alternative doorway.

ACCOMMODATION

The well planned accommodation makes the very most of the outlook with all principal rooms enjoying elevated views across the town. There is a spacious sitting/dining room, two bedrooms, including a generous master bedroom and a traditional fitted kitchen offering a range of wall and base units with space for appliances. The bathroom has been replaced with a modern shower room including a double width shower cubicle and extensive tiling. The apartment is welcomed to the market in excellent decorative order.

SITUATION

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, convenience stores 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 (5 miles) 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
///ranted.form.cello

SERVICES

Mains electric, water and drainage.
Broadband : Ultrafast broadband available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

West Dorset Council
Tel : 01305 221000
Council Tax Band: D

MATERIAL INFORMATION

- 1.) The area around the property is at a low risk from flooding from rivers, seas and surface water.
- 2.) The term of the lease is 999 years from 1st June 1989 on a peppercorn rent. A monthly service & maintenance charge of £451.97 is payable.





Energy Efficiency Rating	
Current	Potential
A	A
73	74
B	B
C	C
D	D
E	E
F	F
G	G

Energy Efficiency Rating Legend
 A: 92-100
 B: 81-91
 C: 69-80
 D: 55-68
 E: 39-54
 F: 21-38
 G: 1-20

England & Wales
 EPC Standard
 2020/11/10

Anning Road, Lyme Regis

Approximate Area = 682 sq ft / 63.3 sq m

For identification only - Not to scale



GROUND FLOOR

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: 1458428



Axm/RS/26.5.26



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