



Symonds  
& Sampson

12

13 Applebee Way  
Lyme Regis, Dorset

# 13 Applebee Way

Lyme Regis  
Dorset  
DT7 3EE

A two bedroom house situated in the Monmouth Park development in the popular coastal town of Lyme Regis.

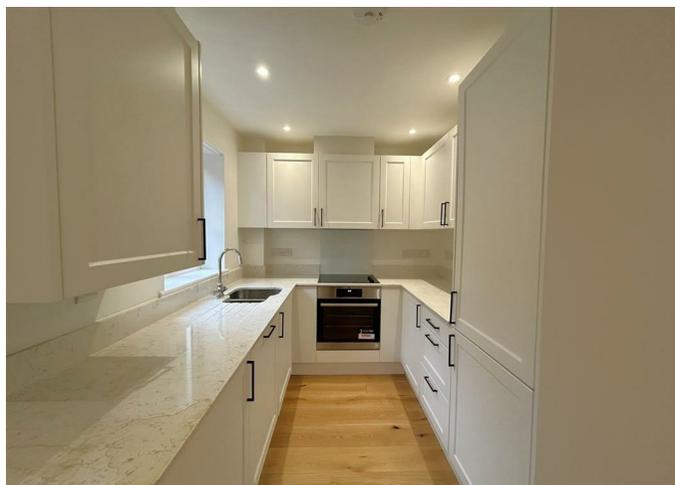


- Bespoke kitchen with integrated appliances
  - Contemporary bathroom fittings
    - Two bedrooms
    - Allocated parking

Guide Price **£230,000**

Freehold

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## THE DWELLING

'The Cobb' is a two bedroom house on the Monmouth Park development, built to a high specification with two bedrooms, a family bathroom, open plan living accommodation and the benefit of two parking spaces.

## ACCOMMODATION

The front door opens into a spacious hallway, with a downstairs cloakroom and understairs cupboard. The open plan living space is L-shaped, with the sitting and dining area spanning the depth of the house, with double doors onto the rear garden. The bespoke kitchen is fitted with a range of wall and base units with Silestone worktops, and integrated appliances include an electric oven and hob, fridge/freezer, dishwasher and washing machine. The downstairs of the property benefits from heated flooring throughout.

Upstairs there are two bedrooms, both benefitting from built-in mirrored wardrobes. The family bathroom is fitted with a contemporary white suite comprising a bath with shower over, wc and sink with chrome taps, a heated towel rail and large format porcelain tiles.

## OUTSIDE

To the rear is a paved terrace with gated access to the allocated parking behind.

## 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.

Dorset Council - 01305 251010.

Council Tax Band: B.

## 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 awardwinning 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.

## MATERIAL INFORMATION

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

## DIRECTIONS

What3Words///blotches.disprove.arrives



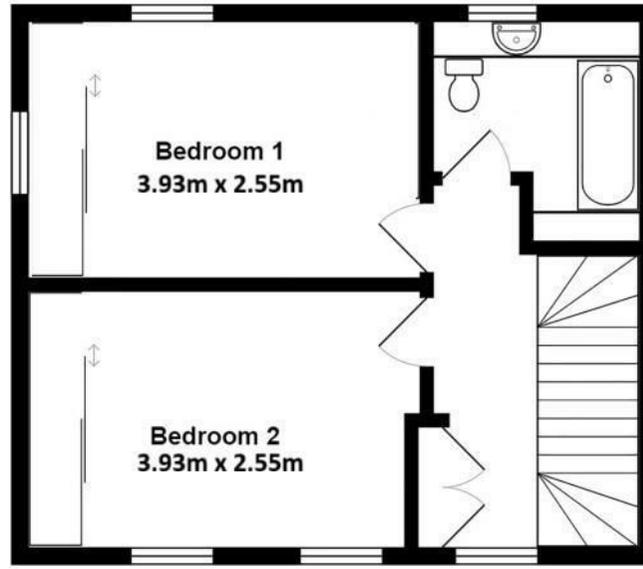
Energy Efficiency Rating	
Current	Potential
<b>A</b>	<b>B</b>
<b>B</b>	<b>C</b>
<b>C</b>	<b>D</b>
<b>D</b>	<b>E</b>
<b>E</b>	<b>F</b>
<b>F</b>	<b>G</b>

88 97

EU Directive 2002/91/EC  
England & Wales



Ground Floor



First Floor

**Example Floor Plans of a Two Bedroom Home**  
All measurements are approximate and for display purposes only.



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