



Blue Sea



Blue Sea 14 Lym Close

, Lyme Regis, Dorset DT7 3DE

Town Centre and Seafront 0.2 Miles Cobb 0.5 Miles

A spacious Edwardian house with parking in a highly convenient tucked away location only 5 minutes' walk of Lyme Regis beach and town centre.

- Character House
- Two Double Bedrooms, Two Bathrooms
- Large Through Living/Dining Room
- Attractive Views Over Lyme Regis
- Freehold
- Spacious Well Presented Accommodation
- Few Minutes' Walk of Esplanade & Town Centre
- Loft Conversion Potential
- Front & Rear Gardens, Rear Parking Space
- Council Tax Band B

Guide Price £325,000

THE PROPERTY

Blue Sea is a very attractive and spacious Edwardian terraced house with the immense benefit of parking, in a peaceful and highly convenient tucked away location within only a short walk of Lyme Regis beach and town centre.

It is in the middle terrace of only four houses which were built in 1911 having classic brick faced and colourwash pebbledash elevations under a tiled roof.

Over the years, a whole number of alterations and improvements have been undertaken including changing the ground floor to provide a very large open plan living/dining room. Modern amenities include: gas fired central heating, replacement UPVC sealed unit windows/doors, well equipped kitchen with pine fronted units, electric oven and gas hob, fully tiled shower room with a large walk in shower and fully tiled bathroom.

Character style features typical of its period include: an ornate tiled open fireplace, high ceilings and deep skirting boards. The well presented accommodation is good sized and there is excellent potential for enlargement to include a loft conversion (the previous owners created a large walk in store on the first floor allowing potential for a staircase to the second floor if required). To the front, there are pleasant distant views over Lyme Regis and to the rear, over the playing fields.



Ground floor - entrance porch, large through living/dining room, kitchen, shower room.

First floor - landing, large walk in store (potential staircase to second floor), very large main bedroom, double second bedroom, bathroom.

In addition, the property has the immense benefit of off road parking (a rarity in Lyme Regis town centre) and attractive, easily maintained gardens. The front garden offers potential to create additional off road parking.

Properties in this road are rarely available and viewing is strongly recommended by the sole agents.

OUTSIDE

There is a very pleasant front garden enjoying a south west aspect and designed for easy maintenance with paved terracing and enjoying views to the church. To the rear is an enclosed paved courtyard with rear store and a gate beyond which leads to a parking space for one car which forms part of the freehold.

AGENT'S NOTE

The house is subject to Section 157 of the Housing Act 1985. The purchaser must be intending to use the property as a principal residence. Subject to a former application to Magna Housing Association (small fee applies).

SITUATION

Lym Close is a highly sought after, peaceful and well established small cul-de-sac. It enjoys a highly convenient location being within just 5 minutes' walking distance to the centre of Lyme Regis and beaches. Lyme Regis is part of the stunning Jurassic Coast World Heritage Site with a thriving town centre offering convenience and bespoke shopping of a surprising variety, as well as a number of renowned popular restaurants and hotels and schools for children of all ages (there is a primary school very close by). There is also a bus stop and local convenience shop close to the property. The area is designated as an Area of Outstanding Natural Beauty and has excellent walking and water sport opportunities. The house is a convenient 6 miles away from the mainline station at Axminster with services to London Waterloo and excellent road and rail access further westwards into Devon and Cornwall.

SERVICES

All mains services. Gas fired central heating.

VIEWINGS

Viewings strictly by appointment with Stags Bridport.

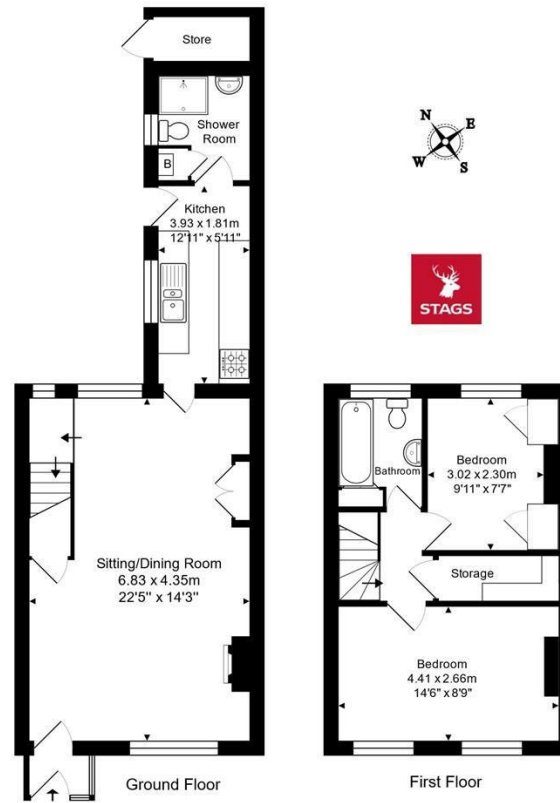
DIRECTIONS

From Bridport, follow the A35 towards Lyme Regis. At the Charmouth roundabout, take the second exit to Lyme Regis. Proceed down Carmouth Road and after passing the public carpark and Anning Road, after 0.1 mile turn right into Lym Close. The property is found towards the end on the right.

Note - On street parking in Lym Close is very limited. For viewing, it is recommended to park in Anning Road or in one of the public car parks and walk to the property.



These particulars are a guide only and should not be relied upon for any purpose.



Total Area: 72.3 m² ... 778 ft² (excluding store)
 Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(54-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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