



Westlands



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Somers Road, Lyme Regis, DT7 3EX

A beautiful four bedroom detached house in a coastal location with income potential via a separate annexe/holiday let. Ample parking on driveway and stunning sea views!

- Four bed two bath
- Wood-burning stove
- Ample parking on driveway
- Fully refurbished condition
- Balcony with sea view
- WC, utility room
- Sea views
- Annexe/Income potential
- Coastal location
- Freehold. CTB: G

Guide Price £1,050,000

This stunning detached house offers a perfect blend of modern living and seaside charm in Lyme Regis. Fully renovated in the last few years, the property boasts a light and airy atmosphere, making it an inviting space for both relaxation and entertainment.

With four well-proportioned bedrooms, two bathrooms and WC, stunning kitchen/breakfast room, utility room, study and very large living dining room with wood-burning stove. There is a balcony off the principle bedroom enjoying sea views.

One of the standout features of this property is the separate holiday let or annexe, which presents a fantastic opportunity for additional income or as a private retreat for visitors. This versatile space can be tailored to suit your needs, whether it be for family use or as a rental option.

Outside, the property benefits from ample parking, a rare find in such a desirable location. The sea views add to the allure, providing a picturesque backdrop that can be enjoyed from various vantage points within the home. The gardens wrap around the house with lovely areas to sit and enjoy the sunny aspect.

In summary, this beautifully renovated detached house on Somers Road is a remarkable opportunity for those looking to embrace the coastal lifestyle in Lyme Regis. With its spacious layout, separate annexe, and stunning views, it is a property that truly deserves your attention. Mains water, electricity, gas and drainage. Broadband - Standard up to 1Mbps and Superfast up to 20Mbps. Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages). All mains services, standard brick and cavity construction.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(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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