



6a Charmouth Close



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Lyme Regis, DT7 3DJ

Three bed home of mixed elevations, offering reverse accommodation situated in a tucked away position close to amenities appreciating an excellent open outlook with Sea views and views across the Lym valley.

- Entrance hall with storage.
- Kitchen breakfast room with views to the Cobb
- Two bedrooms with built in wardrobes
- Integral Garage and Driveway.
- Family bathroom.
- Lounge with exceptional sea views
- Ground Floor Primary Bedroom with ensuite shower room.
- Council Tax Band D EPC D

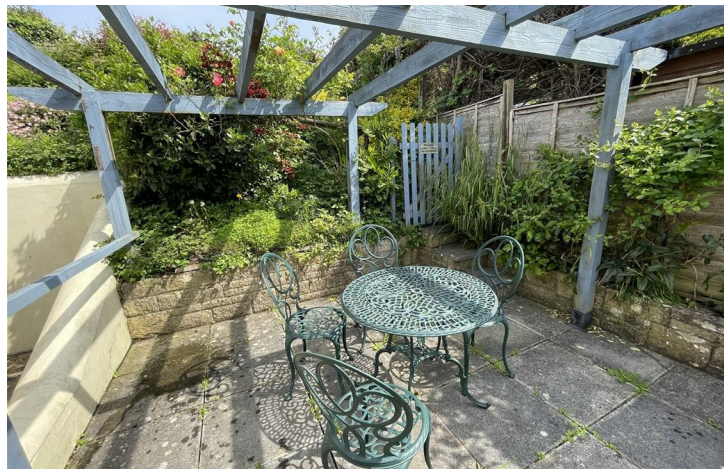
Guide Price £450,000

THE PROPERTY

This quirky and unique property is of dressed stone and mixed elevations beneath a tiled roof. The property offers three bedrooms of generous proportions with reverse accommodation which absolutely makes the most of the exceptional views across the Lyme Valley and out to Sea.

The Accommodation briefly comprises:

Stairs leading to the front door entrance hall with built-in storage, the kitchen breakfast room has an array of fitted units and space for appliances. The sitting room has a hugely beneficial landscape window which affords excellent view across the town making the most of the property's elevated position with views towards the Cobb and also to the East taking in Golden Cap. This floor holds two further bedroom, the second bedroom having very generous proportions and both having built in wardrobes. There is a family bathroom located on this level too. Down a flight of stairs, the primary bedroom can be found which offers more than generous proportions having a garden view and a Bijou en-suite shower room to the rear. There is an integral garage with an up and over door.



OUTSIDE

The property is approached from Charmouth Close at the end of a no through road, where there is a driveway belonging to the property for one vehicle. To the side of which is an area of mature garden with mature shrubs that help to delineate the plot. A parcel of garden leads along the side of the house with steps leading to the front door, there's a paved patio area and garden terrace which again makes the most of the views. A gate and steps lead to a raised area of more mature planting, offering the most exceptional views which are far reaching and encompass a lot of the Lyme Bay.

SITUATION

The property is set within walking distance of the centre of Lyme Regis with its iconic Cobb wall and fishing heritage. Lyme is part of the stunning Jurassic Coast with a thriving town centre offering convenience and bespoke shopping of a surprising variety, as well as a number of renowned popular restaurant and hotels. There are a variety of excellent beaches to cater for all tastes throughout the region whilst, on your doorstep, Lyme's beach and Cobb are a short stroll away for a spot of sailing, bathing, fishing or rock pooling. 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, making the area an ideal weekend or holiday retreat, with excellent road and rail access further westwards into Devon and Cornwall.

SERVICES

All means services are connected. Recently installed new gas boiler. Viewing strictly by appointment with Stags Bridport

DIRECTIONS

From our Bridport office proceed towards Lyme Regis entering the town along the Charmouth Road. Following down the hill turn off onto Fairfield Park on the right, following along this road to the right where the property can be found on the left hand side at the top of the close.

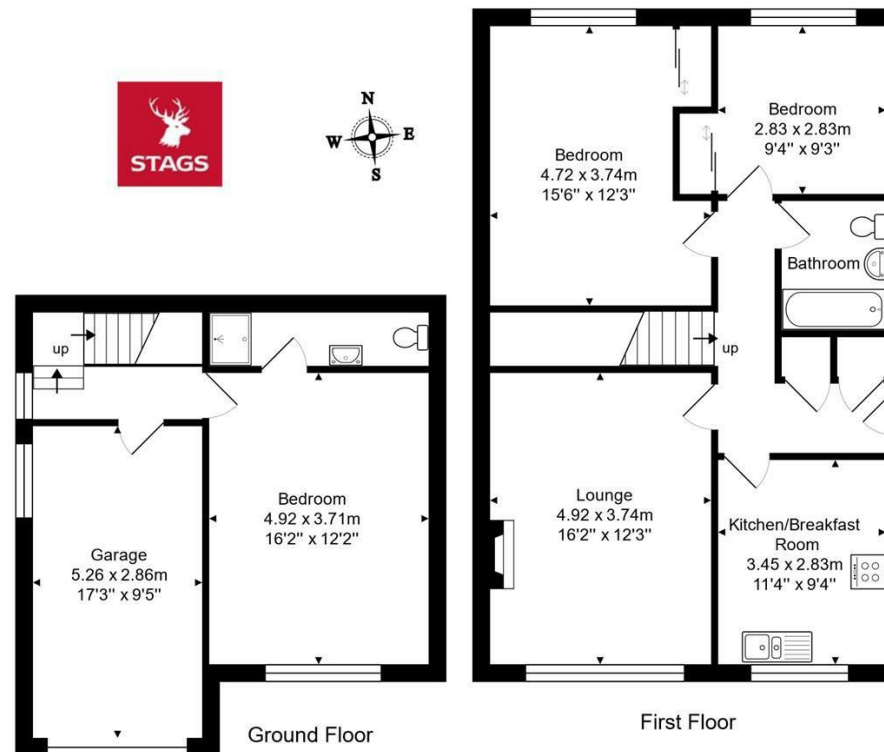
RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

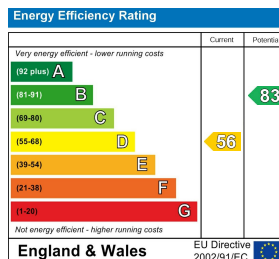
Agents Note

The property had a new gas fired boiler fitted in October 2023.





Total Area: 115.4 m² ... 1242 ft²
 Not to scale. Measurements are approximate and for guidance only.



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