

FORTNAM SMITH & BANWELL



SPACIOUS DETACHED FAMILY HOME

FOUR DOUBLE BEDROOMS

SUNNY BALCONY & GARDEN

SOUGHT AFTER LOCATION

TWO RECEPTION ROOMS

DOUBLE GARAGE & DRIVEWAY PARKING



9 Springhill Gardens, Lyme Regis, Dorset, DT7 3HL

£725,000

A spacious four bedroom split level detached family home with a sunny garden and a double garage situated on the edge of the town in a popular and peaceful residential cul de sac. No onward chain.



Situated in a desirable location within walking distance, alongside the River Lym and through the Old Town, to the seafront and shops, this detached home forms part of a quiet cul de sac of just 12 individual homes.

Built in the mid 1970's and owned from new this spacious split-level property is finished with render and Portland stone elevations and offers flexible accommodation. It comprises: Entrance hall with cloaks cupboard and downstairs WC. Four double bedrooms, with the master bedroom benefitting from an ensuite bathroom. Spacious lounge with sliding doors to patio and balcony. Kitchen and separate dining room area. Family bathroom. Double garage with electric door and the driveway provides parking. Front and rear gardens laid to lawn with flower beds with shrub and trees. The rear patio and balcony at the front of the property provide a peaceful and secluded setting to take in the sun.

Lyme Regis is famed for its many historic connections and character buildings, and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has recently been designated a World Heritage Site commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 ¾ hours). Taunton and Exeter are within a radius of about 30 miles with access to the M5 motorway and the county town of Dorchester is a similar distance. Locally there are primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation with approximate measurements comprises:

Front entrance door to:

Entrance Hallway

Understair cloaks cupboard. Radiator. Stairs up to first floor with fitted chairlift.

Bedroom 4/Study 12' 10" x 13' 10" (3.91m x 4.21m)

UPVC double glazed window. Radiator.

Downstairs WC

White suite comprising: WC. Wash hand basin. UPVC obscured double glazed window.

First Floor

Stairs rising from entrance hall to:

Dining Room 13' 9" x 12' 3" (4.19m x 3.73m)

UPVC sliding doors leading to balcony. Fitted cupboard. Radiator. Door to:

Lounge 13' 10" x 23' 10" (4.21m x 7.26m)

Two UPVC windows. Two sliding doors at each end of the room. One leading to the balcony. One leading to the rear garden. Gas fireplace on a stone hearth. TV point. Radiator.

Kitchen 13' 9" x 11' 10" (4.19m x 3.60m)

Kitchen fitted with a range of wood units comprising base cupboards and drawers, matching wall cupboards. Built in oven and microwave. Gas hob with extractor above. Laminate worktops with inset 1/2 bowl stainless steel sink and drainer. Appliance space for fridge/freezer and dishwasher. Tiled surrounds. UPVC window and door to rear garden.

Hallway

Airing cupboard.

Bedroom 1 17' 10" x 14' 5" (5.43m x 4.39m)

Triple aspect room including large picture window with glimpses of the coast. Fitted double wardrobe. TV point. Radiator. Door to:

En-suite

Fitted with white suite comprising bath with glass screen and electric shower. W.C. and wash basin. Tiled walls. Radiator. Obscure double glazed window.

Bedroom 2 12' 0" x 11' 10" (3.65m x 3.60m)

Fitted double wardrobe. UPVC window with views over the rear garden. Radiator.

Bedroom 3 12' 1" x 11' 0" (3.68m x 3.35m)

Fitted double wardrobe. Dual aspect UPVC windows with views over the rear garden. Radiator.

Family Bathroom

Fitted white suite comprising: Bath with shower attachment. WC. Wash hand basin. Tiled surrounds. UPVC obscured window. Radiator.

Double Garage 17' 10" x 17' 10" (5.43m x 5.43m)

Electric roller door. UPVC obscured window. Power. Consumer unit. Fitted shelving. Door to:

Utility room 7' 10" x 12' 2" (2.39m x 3.71m)

Worktops with inset sink and drainer. Appliance space for washing machine and tumble dryer. Wall mounted combi boiler. Storage cupboard. Water softener. UPVC window.

Outside

Tarmac driveway providing ample parking at the front of the property. Patio with views to the Eastern side of Lyme Regis and glimpses of the Jurassic coastline beyond. Sunny back garden laid to lawn with shrub bed borders and timber fencing surrounds. Greenhouse. Steps connecting the front and rear gardens.

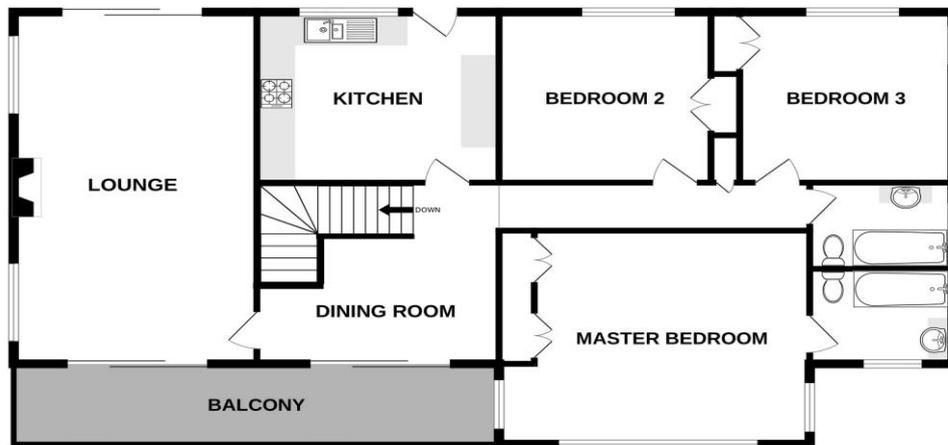
Services

All mains services connected.

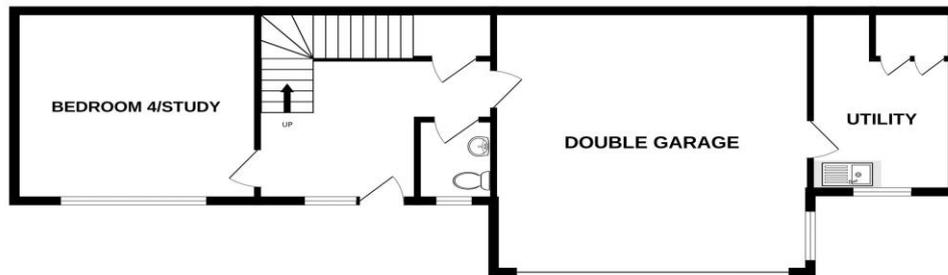
EPC Rating TBA.

Tax Band F.

FIRST FLOOR



GROUND FLOOR



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