

# FORTNAM SMITH & BANWELL



**DETACHED BUNGALOW**

**THREE DOUBLE BEDROOMS**

**DRIVEWAY & GARAGE**

**SEA AND COUNTRYSIDE VIEWS**

**ATTRACTIVE GARDENS**

**GAS C/H & UPVC D/G**



**3 Clappentail Park, Lyme Regis, Dorset, DT7 3NB**

**£650,000**



# **A well presented detached 3 bedroom bungalow with attractive gardens in a desirable elevated location with wonderful far reaching countryside and sea views.**



Built in the 1960's this detached bungalow is situated in a desirable residential area about 3/4 of a mile from the town's shops, seafront and historic Cobb harbour.

The well presented accommodation with gas central heating and UPVC double glazing throughout comprising: Lounge with lovely views and an arch opening to the dining room, kitchen and sun room looking out to the rear garden. Three double bedrooms, a bathroom and separate cloakroom.

To the rear is a good sized enclosed garden with patio, sheds and greenhouse. To the front a driveway provides parking along with a single garage. A sunny terrace has great views.

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:**

UPVC front entrance door with double glazed side panels to:

### **Entrance Hall**

Built in storage and airing cupboards. Access to insulated and partially boarded loft with shelving to eaves. Wall lights, radiator and telephone point.

### **Lounge** 15' 5" x 11' 11" (4.70m x 3.63m)

UPVC double glazed window with views over the Lym valley and to the sea. Living Flame gas fire and surround. Radiator and TV. point. Arch through to:

### **Dining Room** 9' 10" x 10' 0" (2.99m x 3.05m)

Sliding double glazed doors opening to the rear garden and patio. Radiator. Serving hatch to kitchen.

### **Kitchen** 11' 10" x 10' 0" (3.60m x 3.05m)

Fitted with a range of base cupboards and drawer units with matching wall cupboards. Rolled edge laminate worktops with inset single drainer sink with tiled surrounds. Inset gas hob with a concealed extractor hood above. Built in electric double oven. Appliance spaces for washing machine, tumble dryer, dishwasher and fridge freezer. UPVC double glazed window looking to the rear garden. Radiator. Door to:

### **Sun Room** 10' 5" x 3' 0" (3.17m x 0.91m)

Sliding patio door to garden. Radiator.

### **Cloakroom**

Fitted W.C. and wash basin. Obscure double glazed window.

### **Bathroom**

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

### **Bedroom 1** 12' 3" x 10' 10" (3.74m x 3.30m)

UPVC double glazed window with views across the valley to the sea and Golden Cap. Radiator.

### **Bedroom 2** 11' 0" x 10' 10" (3.35m x 3.30m)

UPVC double glazed window with views. Fitted wardrobe and overbed storage cupboards. Radiator.

### **Bedroom 3** 13' 3" x 7' 7" (4.04m x 2.31m)

UPVC double glazed window to rear. Radiator. Fitted shower enclosure.

## **Outside**

The property is approached over a block paved driveway which provides parking for 2 vehicles and leads to an; Integral garage 17' 10" x 11'. (with light and power). Steps rise to the front terrace with timber balustrades and lovely views across the valley and to the sea. The lawned front garden is bordered by beds planted with a variety of mature shrubs and bushes. Access to the south facing side of the property leads to the sunny rear garden enclosed by mature hedging and a stone wall to the rear boundary. The landscaped rear garden is arranged over 2 levels and is a particular feature of the property. The lower level is tiered with stone walls and planted with a colourful range of shrubs. A paved patio provided a sheltered, sunny seating area. Steps rise to the upper level which is laid mainly to lawn with mature ornate shrubs and trees. There is a vegetable garden, 2 timber sheds (with light and power) and greenhouse. Towards the top of the garden is a further patio seating area with sea and valley glimpses.

## **Services**

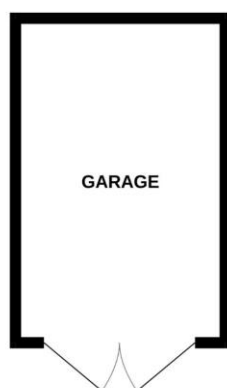
All mains services, gas fired central heating.

## **Agents Note**

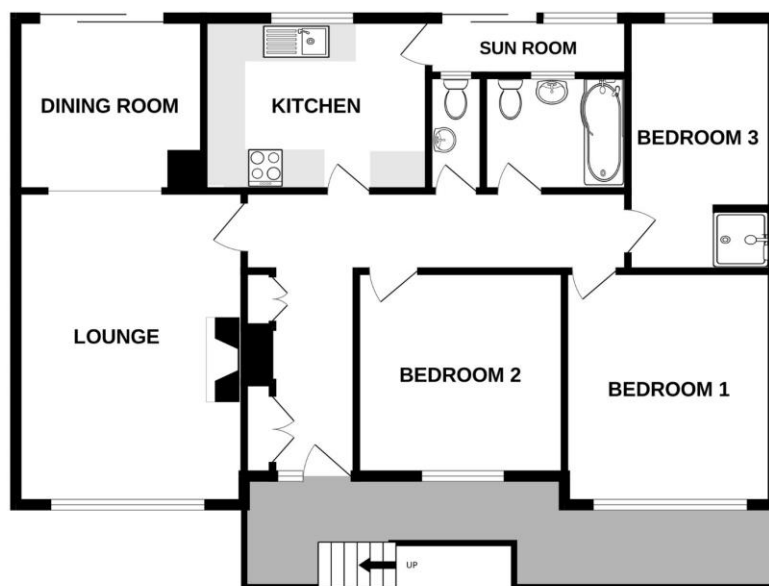
Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigations into the working order of these items. All measurements are approximate, photographs and floor plans are for guidance only.

## **Council Tax E EPC Rating D**

LOWER GROUND FLOOR



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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