

FORTNAM SMITH & BANWELL



Substantial family home.

Four double bedrooms, three with en suites.

Potential annex.

Spacious and versatile accommodation.

Sea views.

Large double garage & parking.



16 Woodroffe Meadow, Lyme Regis, Dorset, DT7 3NX

£635,000

Located in a desirable location close to local schools, with views over the town and to the sea, this spacious split level family home has flexible living accommodation with four double bedrooms, three having en suites.



Ideally suited as a family home, this large four bedroomed, three storey split level detached house is situated close to the highly regarded local schools, medical centre and within walking distance of the towns shops and seafront.

The flexible accommodation with the potential to create an annex on the lower ground floor briefly comprises: Entrance hall. Spacious family living/dining room. Kitchen with built in appliances. Utility room. Four double bedrooms, three with en suites. Family bathroom and an additional cloakroom. Games/cinema room and a sitting room with french doors opening to the paved rear terrace and garden. The house has gas central heating throughout, UPVC double glazed windows with fitted blinds or shutters. Outside a driveway and large double garage provides parking. To the rear is an enclosed lawned garden with patio and raised paved terrace.

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 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 3/4 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 excellent primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation, with approximate measurements, comprises:

Ground floor:

Entrance hall: Quality Oak flooring extending to the stairs, landings and living/dining room. UPVC double glazed window. Connecting door to integral double garage.

Living/dining room: 22' 10" x 19' 0" (6.95m x 5.79m) Max

A spacious family room with two UPVC double glazed windows from which are views over the Lym Valley. Electric and aerial points for a wall mounted television. Door to:

Kitchen: 16' 4" x 10' 0" (4.97m x 3.05m) Max

Fitted with a comprehensive range of white modern units comprising, base cupboards and drawers with matching wall cupboards. Dark granite work surfaces with one and a half bowl sink. Inset stainless steel five ring gas hob with extractor hood above. Double oven/grill. Built in fridge/freezer and dish washer. Karndean floor. UPVC double glazed window to rear. Door giving access to the front and rear of the house.

Lower ground floor:

Games room/study: 17' 5" x 13' 0" (5.30m x 3.96m) Max

Ideally suited as a children's play room, den or TV/cinema room. Radiators. Large airing cupboard housing hot water cylinder.

Cloakroom:

Fitted white suite with WC and corner wash basin. Radiator. Extractor fan. Adjacent store cupboard.

Utility room:

Fitted with white modern units and dark granite work surfaces with inset sink. Appliance spaces for washing machine and tumble dryer. Radiator and extractor fan. Tiled floor.

Sitting room: 18' 0" x 16' 4" (5.48m x 4.97m) max

UPVC double glazed window and french doors opening to the rear garden and terrace. Gas fire with marble style surround and hearth. Radiators. Tiled floor.

Bedroom 4: 16' 4" x 11' 0" (4.97m x 3.35m)

UPVC double glazed window. Radiator.

En Suite:

White suite with WC, wash basin and large shower with glazed screen and door. Heated chrome towel rail. Illuminated mirror and shaver point. Extractor fan.

First floor:

Bedroom 1: 16' 5" x 16' 6" (5.00m x 5.03m) Max

Two UPVC double glazed dormer windows with lovely views over the Lym Valley to the sea and West Dorset coastline. Fitted bedroom furniture comprising built in wardrobes, drawer and bedside units. Radiators.

En suite:

White suite with WC, wash basin and large shower with glazed shower screen and door. Chrome heated towel rail. Illuminated mirror and shaver point. Extractor fan. UPVC double glazed window.

Bedroom 2: 22' 0" x 11' 10" (6.70m x 3.60m) Max

With partly sloping ceiling and two UPVC double glazed dormer windows. Eaves storage. Radiator.

En suite:

Fitted white suite with WC, wash basin and corner shower with glazed screen and door. Chrome heated towel rail. Wall mirror. Extractor fan.

Family bathroom:

Fitted white suite with WC, wash hand basin and bath with mixer tap and shower attachments. Half tiled walls. Chrome heated towel rail. Wall mirror. Shaver point. Extractor fan.

Bedroom 3: 16' 4" x 12' 7" (4.97m x 3.83m) Max

UPVC double glazed dormer window with sea and coastal views. Radiator.

Outside::

Twin electronically operated doors. UPVC double glazed window. Fitted power and light. Connecting door to hall.

Integral double garage: 22' 2" x 17' 9" (6.75m x 5.41m)

Twin electronically operated doors. UPVC double glazed window. Fitted power and light. Connecting door to hall.

Rear garden:

Pedestrian side gate with steps to the kitchen door and rear garden. The enclosed rear garden comprises of a raised paved terrace with ornate railings and a step to the lawn with shrub borders. Two raised beds make an ideal vegetable garden. Further paved patio. Outside lighting, power socket and tap.

Services:

All mains services. Gas fired central heating.

Local authority:

West Dorset District Council. We are the advised that the property is tax band G.

Agents note:

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

Energy Performance Certificate

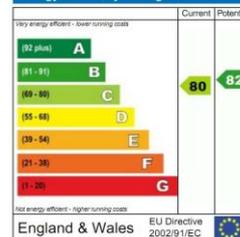
16, Woodroffe Meadow
LYME REGIS
DT7 3NX

Dwelling type: Detached house
Date of assessment: 08-Nov-2010
Date of certificate: 08 November 2010
Reference number: 8794-5488-1139-3106-1903
Type of assessment: SAP, new dwelling
Total floor area: 252 m²

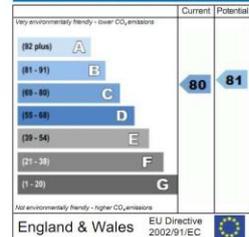


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

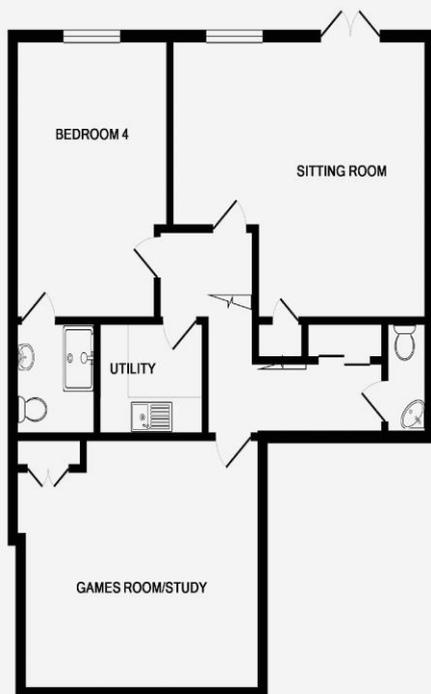
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	110 kWh/m ² per year	103 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	4.3 tonnes per year
Lighting	£257 per year	£167 per year
Heating	£532 per year	£547 per year
Hot water	£178 per year	£178 per year

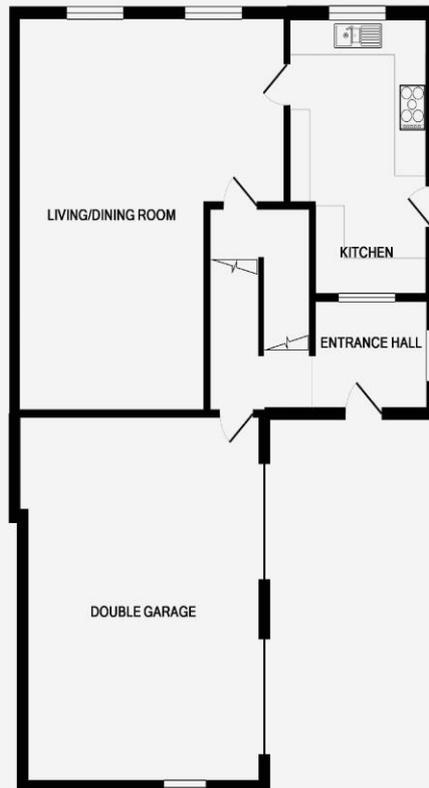
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

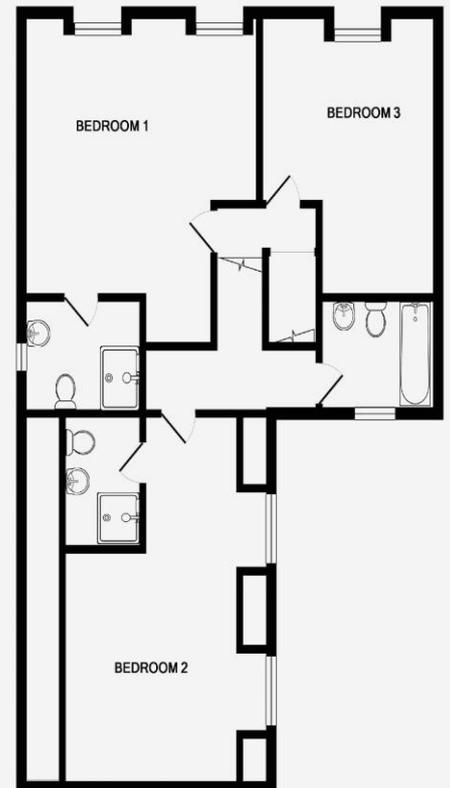
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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