



Blue Waters Drive
Lyme Regis

 FORTNAM
 SMITH 
 BANWELL



10 Blue Waters Drive, Lyme Regis, Dorset, DT7 3EU.

Guide Price £760.000

Situated in a pleasant and quiet cul de sac on the Western edge of Lyme Regis this detached bungalow has a large, mature and private south facing garden.

- * MASTER BEDROOM WITH EN SUITE
- * DOUBLE GARAGE WITH UTILITY AREA
- * TWO FURTHER BEDROOMS
- * EXTENSIVE BLOCK PAVED DRIVEWAY
- * LIVING ROOM WITH A FIREPLACE
- * GARDEN STUDIO OR HOME OFFICE
- * FITTED KITCHEN AND APPLIANCES
- * QUIET RESIDENTIAL CUL DE SAC
- * SPACIOUS FAMILY BATHROOM
- * GAS CENTRAL HEATING / UPVC D/G
- * LARGE GARDEN AND SUN TERRACE
- * COUNCIL TAX E / EPC BAND D

Situated at the end of this quiet residential cul de sac this spacious detached bungalow has a good sized, level and private south facing lawned garden with mature trees, shrub borders and a sunny patio terrace.

A block paved driveway provides plenty of parking and leads to a detached double garage. Within the rear garden is a timber outbuilding ideally suited as a studio, games room or useful home office.

The accommodation with the potential to extend (subject to PP) comprises: Double glazed entrance porch. Entrance hall with a cloaks cupboard. A double aspect L-shaped living/dining room with views over the rear garden and to the sea and coast. A recently fitted gas 'woodburner'. Fitted kitchen with granite worktops, an island unit and built-in appliances. A master bedroom with a dressing room, built in wardrobes and an en-suite shower. Two further double bedrooms and a spacious family bathroom with twin basins, a bath and separate shower.



Situated at the heart of the Jurassic Coast, a UNESCO world heritage site, Lyme Regis is a popular seaside town famed for its many historical connections, character buildings and its iconic Cobb harbour.

It is considered quite unspoilt though it has many of the shops and facilities one could require.

The Old Town with its narrow streets is home to several galleries, restaurants and The Old Mill.

Leisure facilities include a local theatre, sailing, power boat and gig clubs, local football, cricket and bowls teams and a cliff top golf course.

Lyme Regis lies approximately 5 miles from the market town of Axminster which has a mainline rail connection to London Waterloo. Taunton and Exeter provide access to the M5 with the latter having its own regional airport.

Locally there are primary schools in Lyme Regis and Uplyme along with the respected Woodroffe secondary School and nearby Colyton Grammar School.





Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

Office contact details.

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DIRECTIONS

From Broad Street continue up the hill on to Pound Street and then Sidmouth Road. Blue Waters Drive will be found towards the top of the hill on the right. No. 10 is situated at the head of the cul de sac on the left. Postcode DT7 3EU

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