



**Breadcroft
Coram Avenue
Lyme Regis
DT7 3LB**

FORTNAM
SMITH & BANWELL

- * **DETACHED FAMILY HOME.**
- * **SEA VIEWS.**
- * **EXCLUSIVE CUL DE SAC.**
- * **3/4 BEDROOMS.**
- * **CLOSE TO THE TOWN & HARBOUR.**
- * **BEAUTIFUL GARDENS.**
- * **DOUBLE GARAGE & PARKING.**

Breadcroft is situated close to the heart of the picturesque seaside town of Lyme Regis, in a designated area of Outstanding Natural Beauty and UNESCO World Heritage site more commonly known as the Jurassic Coast.

Famed for its historical and literal connections the bustling main street and the Old Town are home to a wide variety of convenience and appealing independent shops, restaurants and public houses.

Within a short walk of the property you can be on the beautiful South West Coast Path which will lead you down to the iconic Cobb Harbour, seafront and beaches. The towns day to day amenities include a health centre, dentist surgeries, library, museum, a vibrant theatre as well as renowned local schools. Breadcroft is a convenient 6 miles from Axminster and its mainline station with services to Exeter and London Waterloo.

This charming and versatile home believed to have been built in the 1930's

occupies a lovely position towards the end of Coram Avenue, a quiet and sought after private cul de sac comprising of just 21 individual properties. The house is of painted rendered elevations with exposed brickwork beneath a tiled roof.

The light and spacious accommodation with all principal rooms having lovely views over the garden and to the sea comprises: Entrance Hall with a useful understairs cupboard and cloakroom. Dining room having sliding patio doors to the rear garden. Elegant triple aspect living room with an open fireplace, stone surround and polished hearth. The double aspect kitchen with Amtico flooring boasts a range of cream painted units with marble work tops, integral dishwasher, range cooker and a Fisher and Paykel fridge. A separate study and conservatory with slate flooring and underfloor heating complete the ground floor accommodation.

Upstairs there is a spacious fully tiled family bathroom with a separate shower and three double bedrooms all boasting sea views. The triple aspect principal bedroom has built in wardrobes, drawers and a dressing table along with an ensuite shower room.

The property is approached via a private road with a gravel parking area to the front of the house: An adjacent driveway with double gates provides additional parking and access to a detached double garage with twin electric doors. A brick paved path leads through the garden to the porch and the front door.





The beautifully landscaped rear garden is a particular feature of this property. A large sunny paved terrace and garden room have lovely views and provide an ideal spot for relaxing drinks or al fresco dining.

The terraced lawns are extensively stocked with a wide variety of colourful planted borders, Torbay Palms and Banana plants. A pathway leads through the garden passing a timber summerhouse and ornamental pond to a pedestrian gate at the rear.

EPC Rating D. Council Tax Band F.

Services

Mains drainage, gas and Electric.

Directions

From Broad Street in Lyme Regis turn left onto Pound Street. Passing Cobb Road on the left, take the next road on the left into Coram Avenue. The property is found towards the end of this road on the left hand side.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property.

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