



St. Maries

Overton Close
Timber Hill
Lyme Regis
DT7 3HQ

FORTNAM
SMITH & BANWELL

St. Maries

- * DETACHED BUNGALOW.
- * SPACIOUS ACCOMMODATION.
- * LIVING ROOM WITH WOODBURNER.
- * CONSERVATORY.
- * FITTED KITCHEN & UTILITY.
- * FOUR BEDROOMS.
- * DOUBLE GARAGE & GARDENS.
- * CLOSE TO GOLF CLUB.

Built in the 1970's and finished with rendered and Purbeck stone elevations, St Maries is situated on Timber Hill, a desirable residential area on the eastern edge of the town $\frac{3}{4}$ of a mile from the seafront.

One of six individual homes in a cul de sac the bungalow is close to the Lyme Regis Golf Club and The Spittles, an area of woodland and walks owned by the National Trust.

In recent years the current owners have completely refurbished the bungalow to a high standard installing new UPVC double glazed windows and external doors, a modern fitted kitchen, refurbished bathroom and shower room, quality oak flooring, a replacement boiler and UPVC soffits and bargeboards.

Providing plenty of parking the double width driveway opens to an integral double garage with twin up and over doors. Fitted with light and power the garage has a window to the rear and a side door to an enclosed bin store with a gate to the driveway.

The good sized lawned gardens with shrub beds, borders and trees extend around the bungalow with a sunny and sheltered south facing walled patio. Accessed via steps from the garden and the conservatory a raised south west facing terrace has views across the town, across the valley and to the sea.





Internally the beautifully presented spacious and flexible accommodation comprises:

An entrance porch with a tiled floor opening to hallway with fitted shelved store cupboard and a cloaks cupboard housing the Vaillant gas central heating boiler and water softener. The oak flooring extends through to the large open plan double aspect living and dining room with views over the gardens and to the sea. A Purbeck stone fireplace and chimney breast houses a multi fuel woodburning stove. A glazed door leads to the UPVC double glazed conservatory with lovely views and French doors opening to the terrace. The kitchen boasts a range of oak fronted base and wall cupboards with pelmet lighting, laminate worktops with attractive tiled surrounds and a breakfast bar. There are fitted integral appliances including a gas hob with an extractor hood above, electric double oven, microwave, fridge/freezer and dishwasher. An archway opens to a useful utility room with additional storage, sink and appliance space. Door to walled patio. From the hallway there are four bedrooms. The principal bedroom with views over the rear garden has a spacious fully tiled ensuite fitted with a bath and separate shower, W.C. and vanity unit with a wash basin and cupboards below. There are two further double bedrooms and a fourth single bedroom or study. An additional family fully tiled shower room has a large walk in shower, W.C. and vanity unit housing a wash basin and with fitted cupboards below.



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.

Council Tax Band F
EPC Rating D

01297 445666 | 01297 445666
lymeregis@fsb4homes.com | www.fsb4homes.com

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