

FORTNAM SMITH & BANWELL



SEMI DETACHED COTTAGE

FRONT & REAR GARDENS

THREE RECEPTION ROOMS

FOUR BEDROOMS

POPULAR LOCATION

GARAGE & PARKING



Myrtle Cottage, Venlake Lane, Uplyme, Devon, DT7 3SA

£495,000

Situated in the heart of the popular East Devon village of Uplyme is this charming semi detached four bedroom cottage with sunny gardens, parking and far reaching views through the valley.



Requiring some updating this spacious family home set in the peaceful village of Uplyme briefly comprises: Dual aspect sitting room. Lounge with bay window and fireplace. Galley style kitchen with a separate dining room including bay window with views over the rear garden. A downstairs shower room completes the ground floor. The first floor comprises four bedrooms including three doubles and one single all featuring fitted wardrobes. A family bathroom completes the first floor accommodation. Outside the front garden is mainly laid to lawn with a paved patio area and shrub bed borders. The garage and driveway provides parking. The rear garden enjoys views through the Lym valley and includes a useful store shed and summerhouse.

Uplyme is a vibrant and popular village offering good local facilities to meet your everyday requirements. There is a post office and village shop at the petrol station, a pretty church, popular village pub, cricket club, playing fields and tennis court. The village boasts a well respected primary school and is in the catchment area for The Woodroffe School. There is a picturesque walk along the nearby river Lym into Lyme Regis and many other paths and countryside to explore. The market town of Axminster, with its main railway connection to Waterloo (approximately 2 3/4 hours), is about 5 miles to the West and Bridport is some 11 miles to the East. The coastal resort of Lyme Regis, with all the day to day amenities one could require, is about 1 mile away. It lies on the Dorset and East Devon coast world heritage site (known as the Jurassic coast) and affords access to the South West coast path National Trail. Taunton and Exeter are within a radius of about 30 miles, each with access to the M5 motorway. The county town of Dorchester is a similar distance away.



The accommodation with approximate measurements comprises:

Front door to:

Sitting Room 9' 6" x 17' 3" (2.89m x 5.25m)
Original exposed beams. Two UPVC double glazed windows (1 obscured). Stairs to first floor.

Opening to:

Kitchen 8' 3" x 15' 1" (2.51m x 4.59m)
Galley style kitchen fitted with a range of units comprising base cupboards and drawers, matching wall cupboards. Laminate worktops with inset stainless steel sink and drainer. Tiled splashbacks. Rayburn. Double store cupboard. Appliance space for gas cooker and fridge/freezer. UPVC double glazed window. Door to utility with space for washing machine and door to rear garden.

Opening to:

Dining Room 12' 4" x 10' 0" (3.76m x 3.05m)
UPVC Bay window with fitted seating. Electric radiator.

Lounge 15' 4" x 9' 6" (4.67m x 2.89m)
UPVC bay window with fitted seating. Feature gas fire place on slate hearth.

Downstairs Shower Room

White suite comprising: WC. Wash hand basin. Walk in shower. Tiled surrounds. UPVC obscured double glazed window.

Garage 8' 0" x 16' 1" (2.44m x 4.90m)
Garage with electric. Door to garden and window to rear.

First Floor

Stairs rising from Sitting room.

Hallway

UPVC double glazed window. Loft access. Cupboards and fitted shelving. 3 steps up to:

Bedroom 3 12' 2" x 9' 7" (3.71m x 2.92m)
UPVC double glazed window. Built in shelving and store cupboard.

Bedroom 2 9' 8" x 12' 5" (2.94m x 3.78m)
UPVC double glazed window. Over stair store cupboard.

Bedroom 1 12' 11" x 8' 7" (3.93m x 2.61m)
UPVC bay window with views through the Lym Valley. Electric radiator. Large fitted wardrobe.

Bedroom 4 9' 5" x 5' 5" (2.87m x 1.65m)
UPVC double glazed window with views through the Lym valley. Built in wardrobe.

Family Bathroom

White suite comprising: Bath. WC. Wash hand basin with vanity unit. Tiled surrounds. Radiator. Airing cupboard housing hot water tank. Two UPVC double glazed windows one obscured.

Garden

Front

Lawned garden with shrub bed borders and paved patio area. Driveway provides multiple parking spaces.

Rear

Lawned garden with paved patio area. Useful store shed and summerhouse.

Services

All mains services.

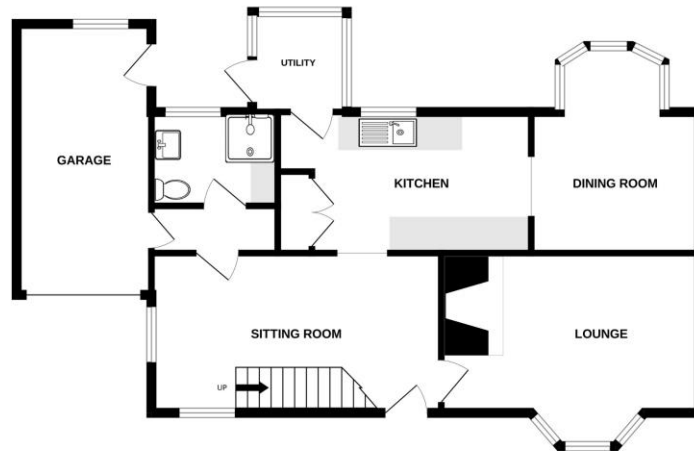
EPC rating TBA

Tax band E

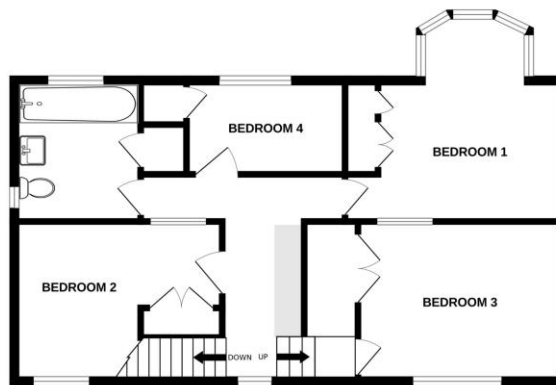
Agents Note

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 floor plans are provided for guidance only.

GROUND FLOOR



1ST FLOOR



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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.

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