

# FORTNAM SMITH & BANWELL



**Semi detached house**

**Sea views**

**Gas c/h and UPVC double glazing**

**Three bedrooms**

**Garden and parking**

**Sec.157 Local Restriction applies**



**48 Summerhill Road, Lyme Regis, Dorset, DT7 3DT**

**Guide Price £325,000**



**Situated within reach of the town and seafront this extended family home has three bedrooms, sunny garden and off street parking.**



Situated in a cul de sac, close to the local school and shop and within easy reach of the town and seafront is this semi detached family home. The house has been extended by the current owners to provide spacious and flexible accommodation with the potential (subject to any necessary consent being obtained) to create an additional fourth bedroom if desired. Benefitting from gas central heating and UPVC d/g windows, off road parking for two cars and with gardens to the front, side and rear the accommodation comprises: Entrance hall. Living room with an open fireplace. UPVC d/g conservatory. Kitchen with built in oven and hob. Dining room with utility space and fitted cupboards. Ground floor shower room. On the first floor with views over the town to the sea are two double bedrooms, cloakroom and a third bedroom currently fitted with a shower and wash basin.

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.



## **Part glazed front entrance door opens to:-**

### **Hall**

Stairs rising to the first floor. UPVC double glazed window. Telephone point.

### **Living Room** 20' 0" x 11' 0" (6.09m x 3.35m)

Double aspect with UPVC double glazed window looking over the front garden. UPVC double glazed doors to the conservatory. Open fireplace with brick surround and tiled hearth. Laminate wood floor. Recess with glass shelving and lighting. Two radiators.

### **Conservatory** 9' 10" x 9' 0" (2.99m x 2.74m)

UPVC double glazed conservatory with doors opening to the rear garden. Wall light. Radiator.

### **Kitchen/Breakfast Room** 14' 0" x 8' 4" (4.26m x 2.54m)

Fitted with a range of modern white units comprising base cupboards and drawers with matching wall cupboards, plate rack and display shelves. Work surfaces extending to a breakfast bar. Built in electric Bosch oven. Inset ceramic hob and single drainer sink. Appliance space for dishwasher. Radiator.. UPVC double glazed window looking over the rear garden. Glazed door to:-

### **Dining Room** 13' 8" x 9' 3" (4.16m x 2.82m)

Double aspect with UPVC double glazed windows and door to the garden. Radiator. Fitted cupboards and space for fridge/freezer. Utility area with worktop with inset sink and appliance space for a washing machine.

### **Shower Room**

Fitted suite comprising wc, wash basin and large shower with glazed screen and door. Fitted cupboard and drawers. Airing cupboard housing gas boiler. Wall mirror and shaver point. Radiator. Obscure UPVC double glazed window.

## **First Floor**

### **Landing**

UPVC double glazed window.

### **Cloakroom**

WC and wash basin. Obscure UPVC double glazed window.

### **Bedroom 1** 13' 4" x 10' 2" (4.06m x 3.10m)

Double aspect. UPVC double glazed window with views over the town and to the sea. Radiator.

### **Bedroom 2** 10' 8" x 10' 2" (3.25m x 3.10m)

UPVC double glazed window with sea views. Radiator. Hatch to roof space.

### **Bedroom 3** 9' 2" x 7' 2" (2.79m x 2.18m)

UPVC double glazed window to the front. Radiator. Wall light. Currently fitted with a corner shower and wash basin. Built in cupboard.

## **Outside**

To the front a gravelled parking area provides space for two cars. A pathway leads to the front door. The front garden is laid to lawn with a Beech hedge boundary. A side gate leads to the rear garden with a timber store shed, gravelled seating area and lawn with shrub beds and borders.

## **Services**

All mains services are connected. Gas central-heating.

## **Local Authority**

The property is subject to section 157 of the housing act 1985. Please note: The property can only be purchased by someone who has been living or working in the area for 3 years or more or if there is a local family connection. However, other cases may be considered but all inquiries should be directed towards Magna Housing Association. Council Tax band C. EPC Band D.

## **Agent notes**

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.



#### 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.

#### DATA PROTECTION ACT 1998

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