



This well presented & spacious three bedroom semi detached family home with a sunny rear garden, external double garage and off road parking for two cars, is conveniently located in a popular residential area in Lyme Regis.

£340,000

2 Manor Avenue, Lyme Regis, Dorset, DT7 3AU

**FORTNAM
SMITH & BANWELL**

***SEMI DETACHED FAMILY HOME**
***2 RECEPTION ROOMS**
***KITCHEN/BREAKFAST ROOM**
***CLOAKROOM/WC**
***3 BEDROOMS**
***FAMILY BATHROOM**
***GAS CH & UPVC D/G**
***DOUBLE GARAGE & PARKING**
***MAGNA SECTION 157 RESTRICTION APPLIES**

A semi-detached family home extended to provide spacious accommodation briefly comprising :-
Entrance hall, cloakroom W/C, Lounge and separate dining room, kitchen/breakfast room, a family bathroom, 3 bedrooms (with potential to create an en suite to the principle bedroom). Externally there is a sunny rear garden, detached double garage and additional parking spaces, magna section 157 applies.

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 School and Colyton Grammar School.

Magna Housing Restriction

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 county 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.

Services

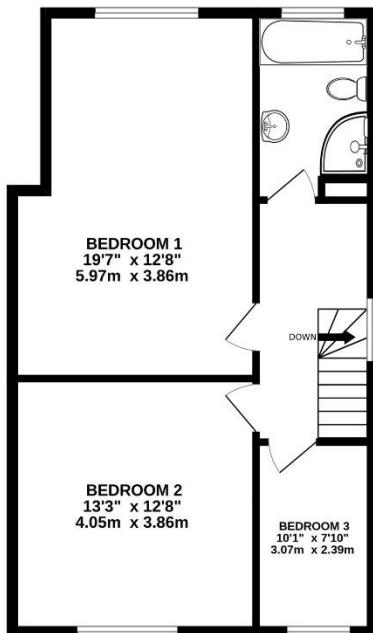
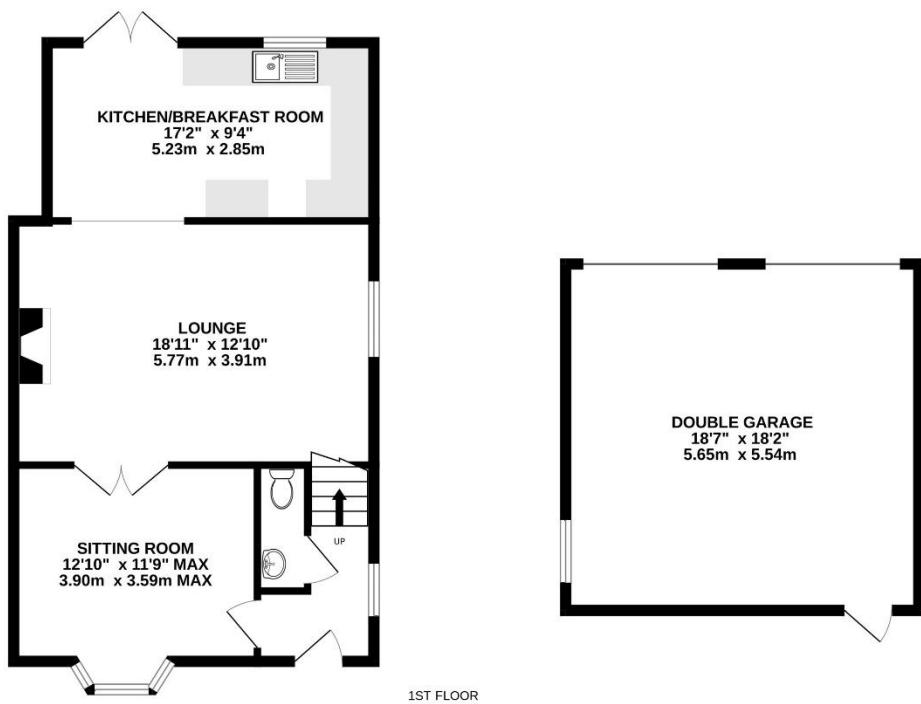
Mains Gas, Electric & Water

Council Tax Band C



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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