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16a Church Street
Lyme Regis

A spacious 1st floor flat with sizable and light accommodation.

Bridport 9.5 miles

• 18ft sitting room • Kitchen • Family bathroom • 2 double bedrooms • Attic room/occasional bedroom three • An abundance of character and lots of further potential. •

Guide price £179,000

Cornwall | Devon | Somerset | Dorset | London

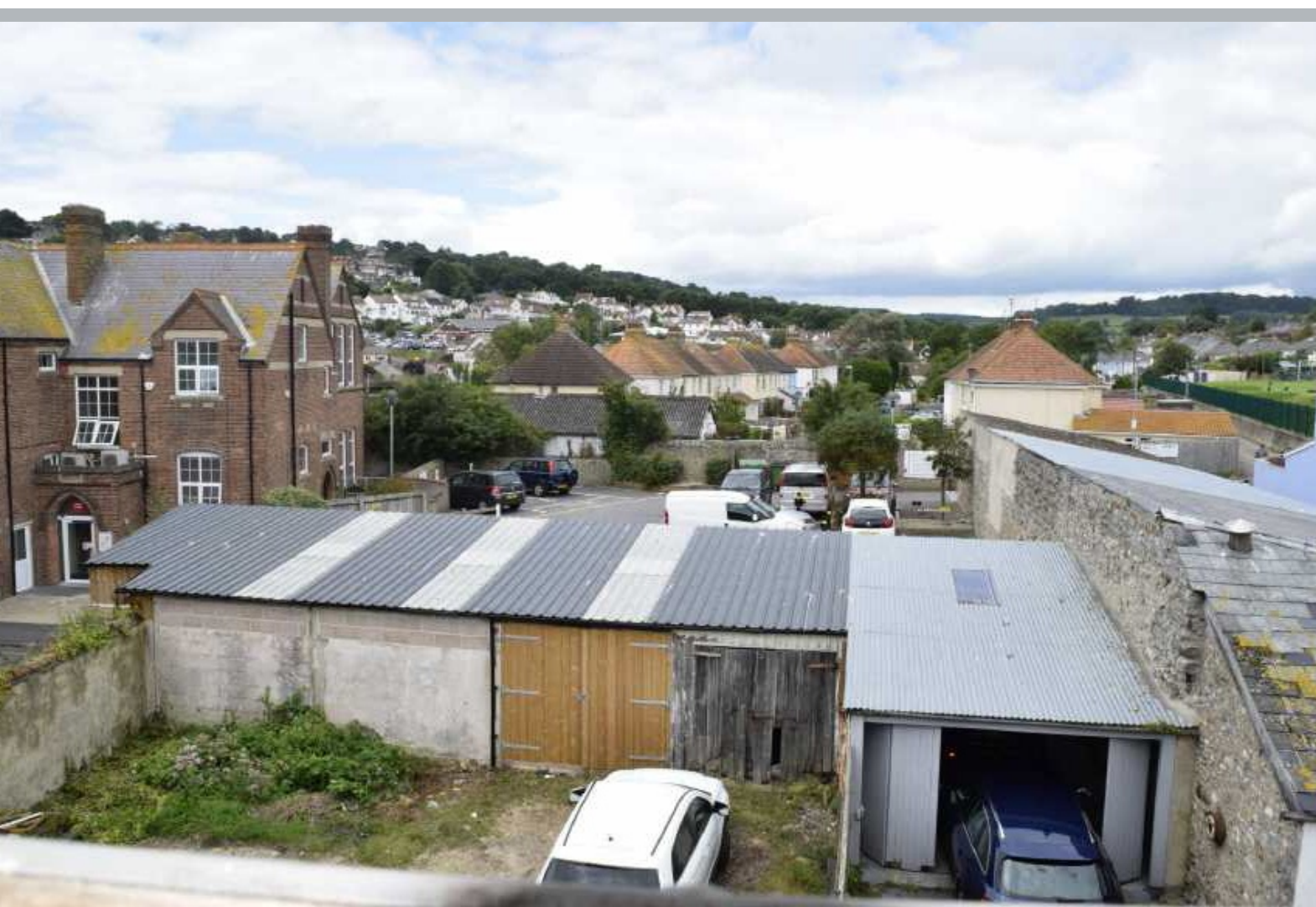
SITUATION AND AMENITIES

16a Church Street is situated at the heart of Lyme's old town just down from the parish church and 90 metres or so from the seafront and town centre shops. Close by is a pretty memorial garden in Monmouth street and the artisan quarter centred around the town mill bakery. The town has a thriving heart offering convenience and bespoke shopping of a surprising variety for a town of its size, as well as a number of renowned popular restaurants and hotels. The town's day to day amenities include banks, a health centre, churches, well regarded primary and secondary schooling, library, museum, a charming independent theatre and a local cinema. There are a variety of excellent beaches to cater for all tastes throughout the region whilst on your doorstep Lyme's beach and Cobb are a short stroll away for a spot of bathing,

fishing or rock pooling. The region is designated as an Area of Outstanding Natural Beauty and has excellent walking and riding out opportunities. 16a Church street is a convenient 5.4 Miles away from the mainline station at Axminster with services to London Waterloo, making the area an ideal weekend or holiday retreat with excellent road and rail access further westwards into Devon and Cornwall.

DESCRIPTION

16a Church Street is a deceptively spacious 1st floor flat with two/ three bedrooms (STRC) and sizable and light accommodation. The property could benefit from a degree of updating but has generous proportions and lots of further potential. The current accommodation comprises; fitted kitchen, bathroom, hallway with airing cupboard, two double bedrooms and a further attic room (which could be converted with the necessary



permissions) and an impressive sitting room with feature landscape window, wooden floorboards, gas fireplace and original alcoves. The accommodation is light and spacious throughout with generous head heights and many sizeable windows and rooms of dual aspect. This property could suit a number of buyers and would lend itself to a full time residence, holiday home, rental or holiday let.

LOCAL AUTHORITY

West Dorset District Council
South Walks House,
South Walks Road,
Dorchester
DT1 1UZ
01305 251010

SERVICES

All mains services connected.

DIRECTIONS

From our Bridport office proceed to the

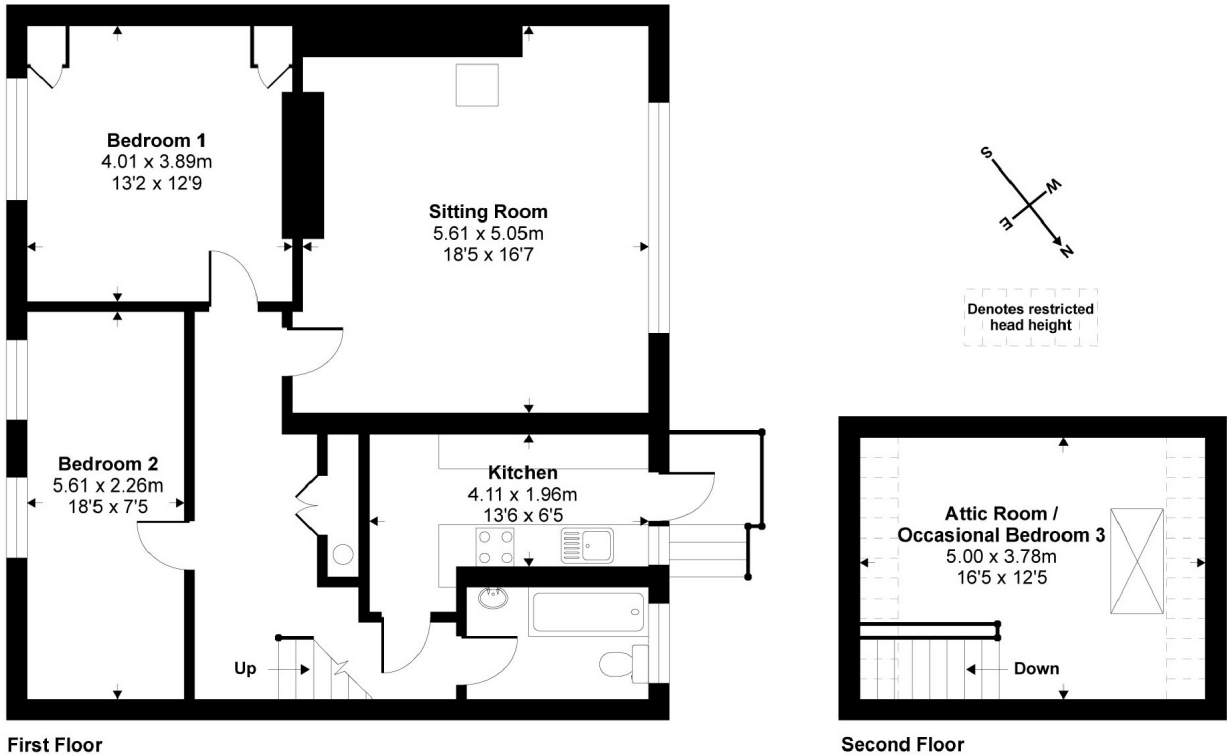
A35 heading west towards Lyme Regis, passing through the villages of Chideock and Morcombelake. Take your second exit at the roundabout, signposted Lyme Regis and follow the road into town, past the turning for the Golf club, and past the town sign. Carry on down the hill. Continue along Church Street and the property can be found on the right hand side.

VIEWINGS

Strictly by appointment only through
Bridport Stags call 01308 428000.



Approx. Gross Internal Floor Area
103.5 Sq Metres 1114 Sq Ft (Excludes Restricted Head Height)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	