



DELIGHTFUL RIVERSIDE LOCATION JUST A SHORT LEVEL WALK TO TOWN CENTRE AND SEAFRONT. A TASTEFULLY MODERNISED CHALET BUNGALOW SET IN ATTRACTIVE MATURE GARDENS.



3 Jericho, Lyme Regis, Dorset DT7 3AH  
Guide Price £685,000

- Refurbished to a High Standard
- Entrance Hall and Cloaks/WC
- Good Sized Living Room and Conservatory
- Large Kitchen/Dining Room
- Bedroom 1
- Bathroom/WC
- Utility
- Guest Suite with 2 Bedrooms and Bathroom/WC
- Good Sized Private Gardens, Garage and Ample Parking
- Gas Central Heating and uPVC Double Glazing



A detached chalet bungalow traditionally built probably in the 1950's and later extended in 1986.

The property has recently been comprehensively and very tastefully refurbished to a high standard including a Conservatory, refitted Kitchen and Bathrooms, complete decoration, uPVC double glazing etc.



A particular feature is the picturesque riverside location with an easy level walk which leads through the historic old town to the shops and seafront.

Unlike most properties so close to the centre, 3 Jericho has parking for several cars and a detached Garage.

It enjoys a sunny South Westerly aspect and is set in attractive mature gardens which extend to approximately 1/4 Acre.

Lyme Regis is a delightful coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.



The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

### The Accommodation Comprises:

#### GROUND FLOOR

Front door to

#### Hall

With laminate flooring (which continues through much of the ground floor), radiator, coat hooks.



## Cloakroom

WC and hand basin, radiator.

## Living Room

22'4 x 13' (6.81m x 3.96m)

Fireplace with gas fired woodburning style stove, display shelving and dresser, cupboard housing safe, 2 radiators.

## Conservatory

11'2 x 7'9 (3.40m x 2.36m)

uPVC with doors on 3 sides to patio and garden.

## Kitchen/Dining Room

22'4 x 12' (6.81m x 3.66m)

A through room with a fitted kitchen comprising base and wall cupboards with laminate worksurfacing, 1.5 bowl stainless steel sink unit, electric hob and double oven with cooker hood over, integral fridge, freezer and dishwasher, 2 radiators.

## Inner Hall

## Bedroom 1

14' x 10' (4.27m x 3.05m)

With built in double wardrobe, store cupboard, 2 built in shelved cupboards, radiator, fitted carpet.

## Bathroom

Panelled bath with shower unit and screen, hand basin and WC, heated towel rail, radiator, wall mirror with light each side, medicine cabinet, fitted carpet.

## Utility

13' x 10' (3.96m x 3.05m)

With stairs to first floor.

Stainless steel sink set in a worktop with cupboards under, plumbing for washer dryer, wall cupboards, 'Vaillant' gas central heating boiler, radiator, double linen cupboard and understairs cupboard, door to rear.

## FIRST FLOOR

(Sloping ceilings).

## Guest Bedroom Suite comprising:

(Interconnecting rooms)

## Bedroom 2

15' x 10'6 (4.57m x 3.20m) max.

Roof light, extensive eaves storage, radiator, fitted carpet, door to

## Lobby

With built in double wardrobe, radiator, fitted carpet, doors to Bedroom 3 and Bathroom.

## Bathroom

Panelled bath with shower mixer, hand basin and WC, timber wall panelling, radiator/towel rail, rooflight, wall mirror with light each side, medicine cabinet.



### Bedroom 3

13'2 x 10'6 (4.01m x 3.20m)

With gable end window, fitted carpet, timber wall panelling.

### OUTSIDE

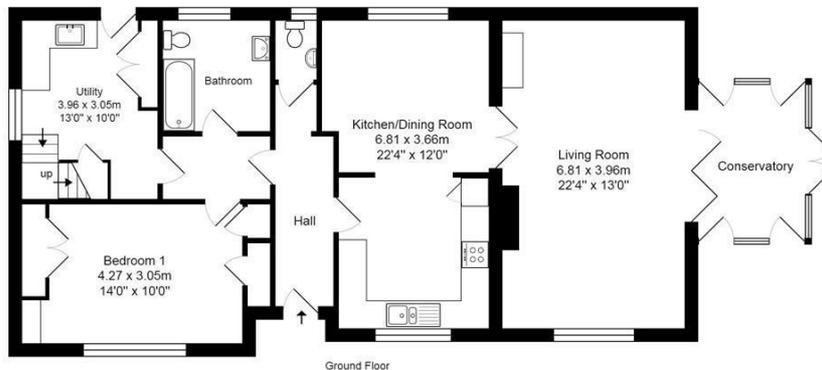
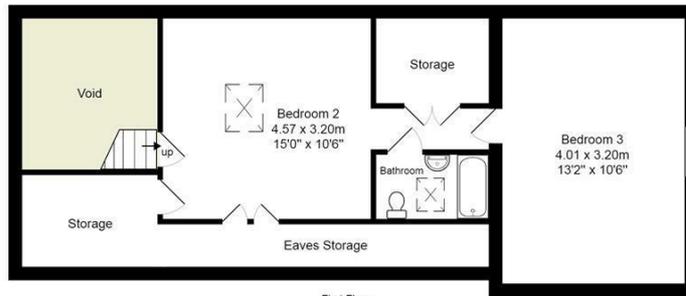
The property is set in secluded and attractively landscaped mature gardens which have been terraced with natural stone walling and include cottage style beds with a wide variety of shrubs and small trees. At the top of the rear garden is a small lawn and a Summer House (13'6 x 8'6 / 4.11m x 2.59m).

Pedestrian gate to Anning Road.

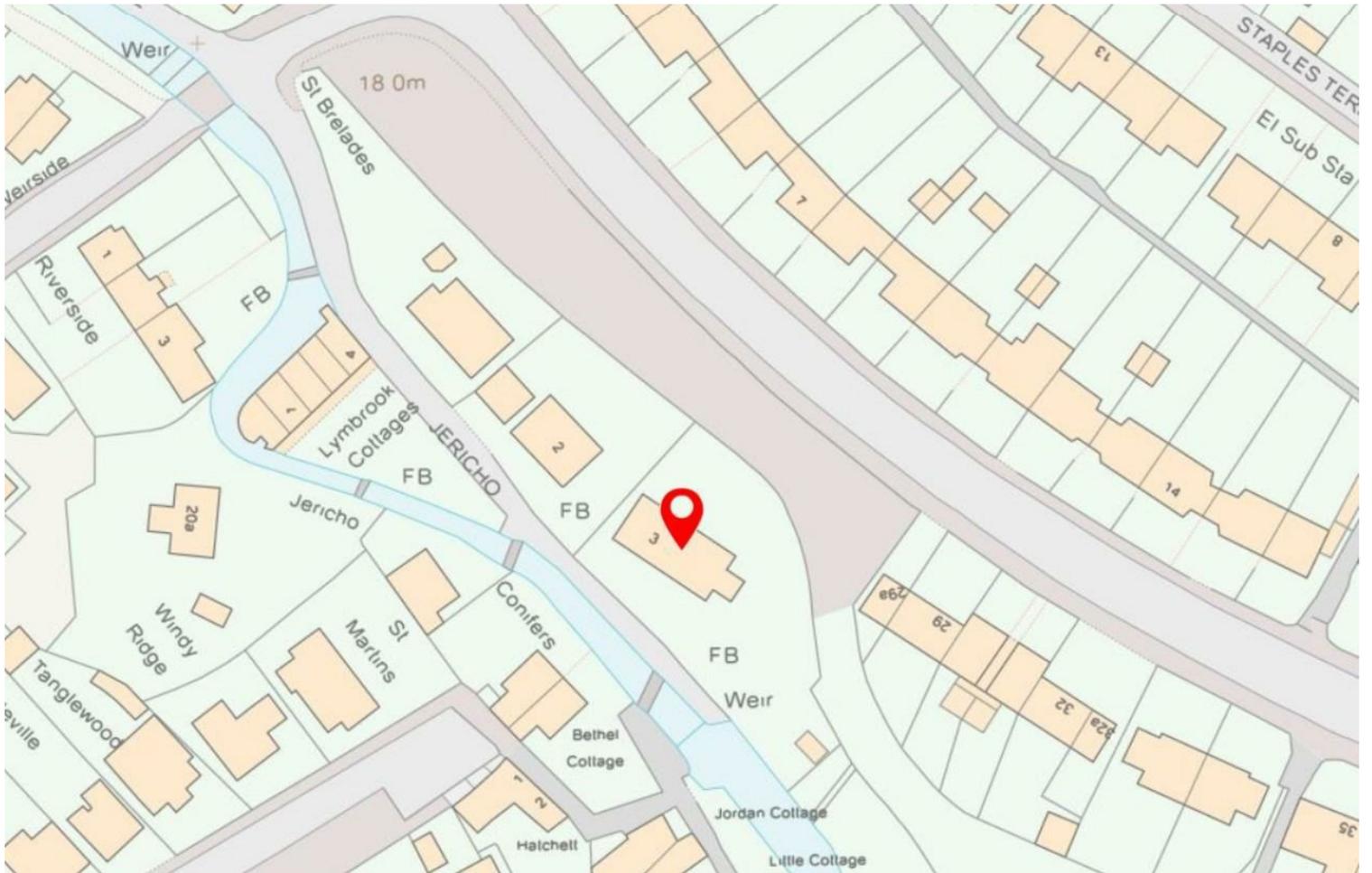
There are pathways all around the bungalow and adjacent to the Conservatory is a sunny part walled patio.

From the lane (a no through road) a concreted driveway leads to a tarmacadam parking area for several cars and a detached Single Garage.

The whole extends to about 1/4 Acre.



Total Area: 173.0 m<sup>2</sup> ... 1862 ft<sup>2</sup> (excluding void, eaves storage)  
Not to scale. Measurements are approximate and for guidance only.



## Local Authority

Dorset Council, Southwalks House, Southwalks Road, Dorchester DT1 1UZ  
(01305) 251010

## Council Tax Band

F

## Directions

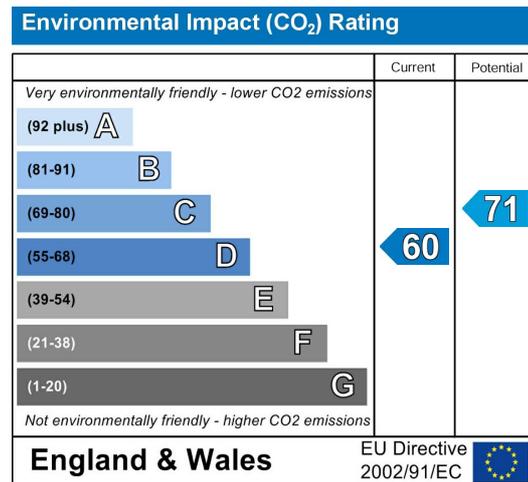
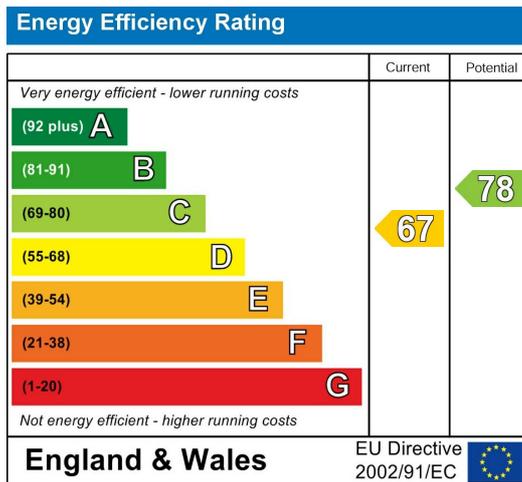
On foot, take Sherborne Lane, just above our offices, down to the River Lym. Bear left into Mill Green and continue on the footpath alongside the river, over the footbridge 3 Jericho will be found opposite. By car, bear to the right, just above our offices, into Silver Street and take the second turning right into Woodmead Road. At the bottom of the hill just over the river turn right into a small lane and 3 Jericho is the last property on the left.

## Services

We understand that all mains services are connected but applicants should verify this with their own enquiries. Gas central heating.

## Viewing

Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.



## NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
  - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
  - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
  - 2.3 **Plans where shown are for identification purposes only – not to scale.**
  - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4430**

www.martindiplock.co.uk  
email: post@martindiplock.co.uk

36 Broad Street, Lyme Regis  
Dorset, DT7 3QF  
01297 445500