



A SPACIOUS 2/3-BEDROOMED DETACHED BUNGALOW IN GOOD SIZED GARDENS WITH STUNNING SEA AND COASTAL VIEWS IN A SOUGHT AFTER RESIDENTIAL LOCATION



16 Portland Court, Lyme Regis, Dorset DT7 3ND
Guide Price £595,000

- Excellent Views of the Sea and Jurassic Coastline
- 2/3 Bedrooms
- Large Living Room
- Dining Room/Bedroom 3
- Kitchen
- Bathroom
- Cloaks/WC
- Integral Garage and Ample Parking
- Utility and Store
- Landscaped Gardens (about 1/5 Acre) and uPVC Double Glazing



No. 16 is a bright and spacious detached bungalow, probably built about 1970 with cavity walls, part reconstructed stone and part rendered, beneath a tiled roof.

The property has been well cared for but would now benefit from some updating. It does have modern uPVC double glazing.

A particular feature of the bungalow is its elevated position, situated towards the western side of Lyme Regis, with impressive views of the sea and West Dorset coastline.

It is located in a quiet cul-de-sac about 1/2 mile from the town centre and seafront and enjoys a bright southerly aspect and extensive landscaped gardens.



Also nearby is the highly regarded Woodroffe Secondary School and Mrs. Ethelston's and St. Michael's Primary Schools. Colyton Grammar School is about 6 miles away.

Lyme Regis is a picturesque 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:
uPVC double glazed front door to

Reception Hall
('L' shaped)

With radiator, built-in airing cupboard with hot water cylinder, hatch to Loft.



Cloakroom

With WC and hand basin, skirting radiator, walls tiled to half height.

Living Room

22'4 x 16' (6.81m x 4.88m)

A bright and sunny triple aspect room with polished stone fireplace and inset gas fire, skirting radiators.

Kitchen

10'6 x 9'2 (3.20m x 2.79m)

With a range of units comprising base and wall cupboards with laminate work surfaces and integral gas hob with cooker hood over and double oven, double drainer stainless steel sink unit, radiator. uPVC glazed door to

Conservatory

14'6 x 8'2 (4.42m x 2.49m)

uPVC double glazed. Double patio doors to garden.

Dining Room

(Potential Bedroom 3)

10'6 x 9' (3.20m x 2.74m)

Opening to Conservatory.

Bedroom 1

13' x 10'6 (3.96m x 3.20m)

Double wardrobe with mirror fronted doors, skirting radiator.

Bedroom 2

12'4 x 10' (3.76m x 3.05m)

Recess for double bed with cupboards over and single wardrobes each side, skirting radiator.

Bathroom

With jacuzzi bath, shower cubicle with 'Triton' shower, hand basin with cupboards under, separate WC, fitted cupboard with laminate top, fully tiled walls.

OUTSIDE

At lower ground floor level is the

Integral Garage

23'6 x 10' (7.16m x 3.05m)

With up and over doors at each end and light and power.

Utility

13'2 x 5'6 (4.01m x 1.68m)

With hand basin, plumbing for washing machine and 'Ideal Mexico' gas boiler. Door to

Store Room

(no window) 9'6 x 5'6 (2.90m x 1.68m)

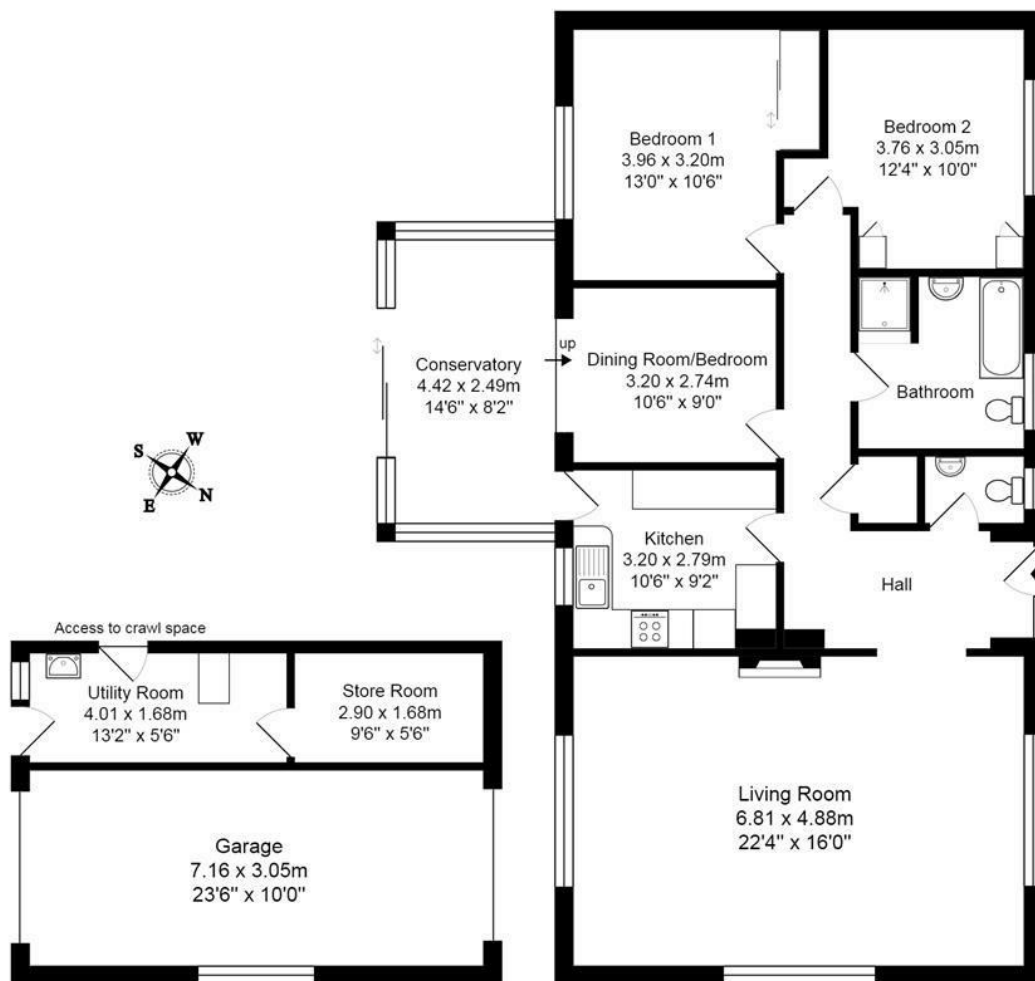
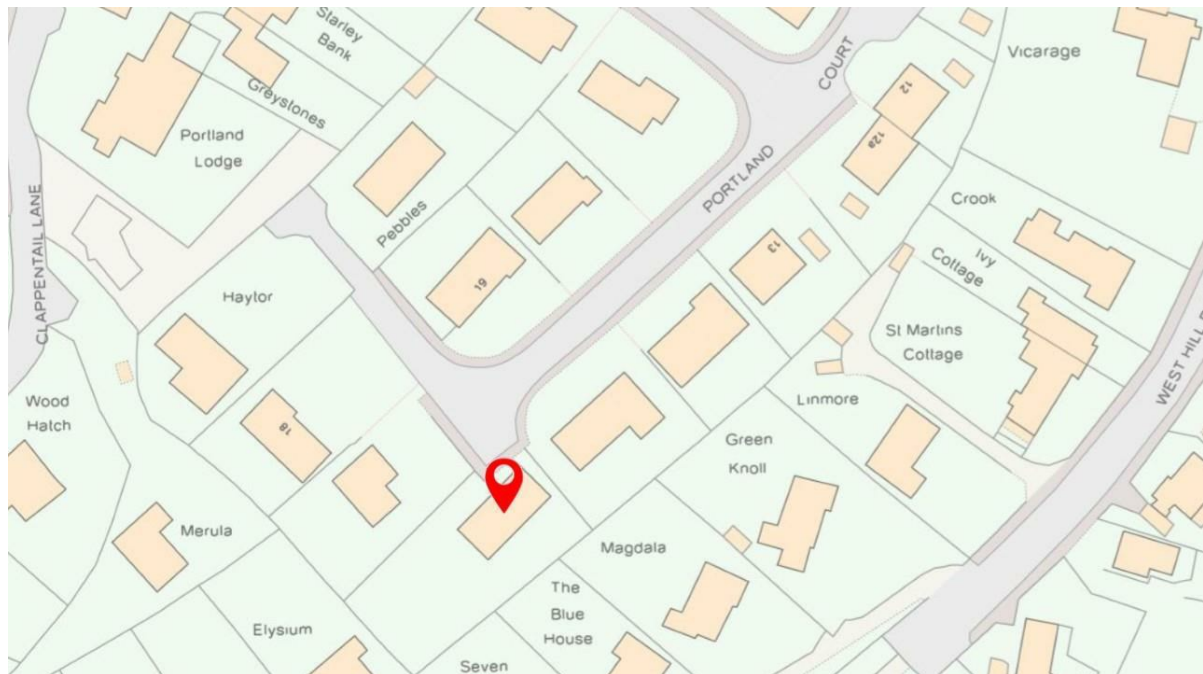
Behind the garage is a courtyard and on the lower side is parking for several cars.

The good sized gardens are a particular feature. The main garden area is on the upper side and enjoys the lovely views.

It has been terraced to provide lawns, patios, beds and borders, a garden pond, shed and greenhouse.

The whole extends to about 1/5 Acre.





Lower Ground Floor

Total Area: 151.2 m² ... 1627 ft² (including lower ground floor)

Not to scale. Measurements are approximate and for guidance only.

Local Authority

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

Council Tax Band

E

Directions

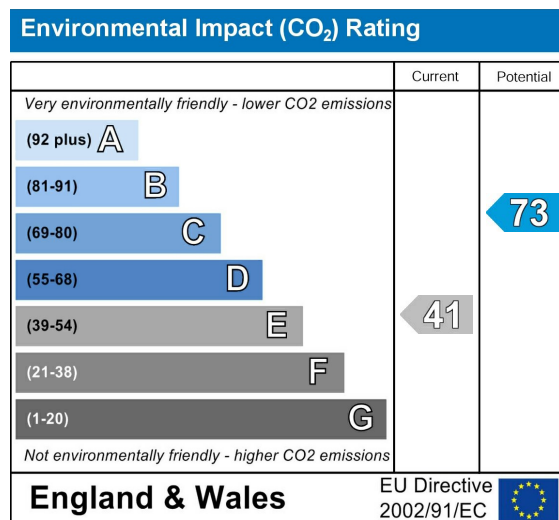
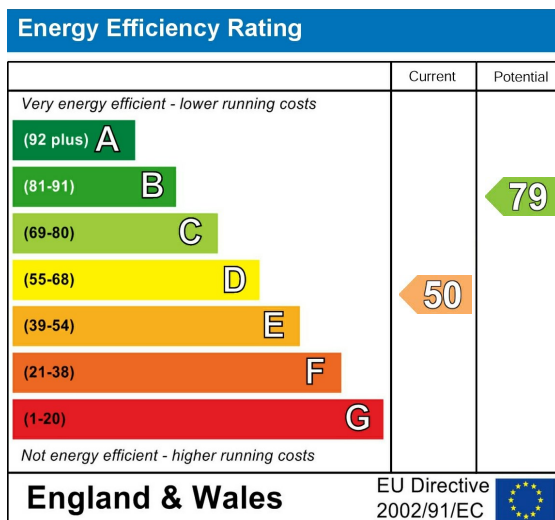
From our offices in Broad Street proceed up the hill and fork right into Silver Street and continue towards Uplyme for just under 1/2 mile. At the roundabout take the first exit left onto Clappentail Lane taking the first left turn a little further up the hill into Portland Court.

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. **S4388**

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

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