



**John
Wood
& Co**

**Coast &
Country since 1977**

Colway Lane, Lyme Regis, Dorset

£625,000 Freehold



PROPERTY DESCRIPTION

A delightful and charming, detached three/ four bedroom, 1930's chalet style home, that offers spacious and flexible accommodation, including an excellent sized living room, snug or bedroom four, dining room, kitchen, separate utility area and WC, ground floor bedroom and bathroom, with the first floor comprising; two further good sized double bedrooms, with the principal bedroom benefiting from an en-suite shower room.

The property is constructed with colour washed rendered elevations, under a tiled roof, and has the usual attributes of double-glazed windows and gas fired central heating, and benefits from ample onsite parking, delightful gardens and grounds, and an integral garage.

The property is located at the lower end of Colway Lane, and is only a short distance from the River Lim and footpath to the Town Centre and Sea Front.



FEATURES

- Detached Chalet Style House
- Spacious and Flexible Accommodation
- Separate Dining Room
- Close to Town Centre and Sea Front
- Ample On Site Parking
- Delightful Gardens and Grounds
- Integral Garage
- Ground Floor Bathroom
- Master En-Suite Shower Room
- Three / Four Bedrooms





ROOM DESCRIPTIONS

The Property:

Period front door, with a decorative inset leaded light, into entrance hall, with easy rising stairs to first floor, under stairs cupboard, radiator.

Period panelled door to: -

Sitting Room

A delightful sitting room, with large picture window and bay window to front, that captures the mid-day, afternoon and evening light. Coved ceiling, built in book shelves. Feature fireplace with carved surround, marble inset and hearth, fitted with gas coal effect fire. Two Radiators.

Door to: -

Snug / Bedroom four

Window to rear. Coved ceiling, Radiator. Built in storage cupboard with slatted shelves.

Returning to entrance hall, door to: -

Dining Room

Dual aspect, bay window to front, large picture window to side. Fitted cupboard and work surface either side of the former chimney breast. Radiator. Serving hatch to kitchen.

At the rear of the entrance hall, door to: -

Kitchen

Window to side. Serving hatch through to dining room. Door to rear utility porch and separate WC. The kitchen has been principally fitted to two sides, with a range of matching wall and base units, with colour washed door and drawer fronts with co-ordinating handles. L shaped run of laminate work surface, with inset stainless steel sink and drainer, and Siemens four ring gas hob. Range of cupboards and drawers beneath, including space and plumbing for dishwasher. Splashback tiling, with matching range of wall cupboards over.

Full height unit incorporating Siemens double oven and grill, with further storage above and below, and further full height shelved storage cupboard alongside. Space for upright fridge freezer. Radiator. Vinyl sheet tiled floor.

Door to: -

Rear Utility Porch

Door leading to the gardens. Fan light over door and rear window. Run of work surface with space and plumbing beneath for washing machine. Consumer Control Unit.

Door to Separate WC:

Window to side, low mounted flush WC with co-ordinating seat, corner mounted wash hand basin, Part wall tiling. Wall mounted Alpha gas fired boiler for central heating and hot water, with wall mounted programmer.

Returning to entrance hall, doors off to: -

Bedroom Three

Two windows, giving views of the rear garden. Range of built in wardrobe cupboards and book shelves. Wall mounted wash hand basin. Radiator.

Bathroom

Two windows to rear. White suite, comprising: panel bath with thermostatic shower over, glazed shower screen and shower curtain. Pedestal wash hand basin with chrome taps, low mounted flush WC with co-ordinating seat. Half tiling to walls, with full tiling to bath and shower area, with dado feature. Wall mounted mirrored cupboard. Heated towel rail. Vinyl sheet floor.

Returning to entrance hall, Stairs to first floor.

First Floor

Door to eaves storage cupboard, and doors off to: -

Bedroom One

Window to front. Extensive range of built in wardrobe cupboards, dressing table and chest of drawers. Radiator.

Door to: -



En-suite Shower Room

Pink suite comprising: close couple WC with wooden seat, pedestal wash hand basin with chrome taps, with splashback tiling and mirror over. Built in shower cubicle, fitted with a thermostatic shower.

Bedroom Two

Dual aspect, dormer window to front and large dormer window to side, which does provide some sea glimpses. There is a range of built in wardrobe cupboards Door to eaves storage cupboard. Built in vanity sink with chrome taps in laminate surround, with cupboards beneath and splashback tiling, with light over. Radiator. Hatch to roof space.

The Gardens and Grounds:

A long entrance drive opens up into a large gravelled entrance courtyard, with the driveway continuing round to the far side of the property, which provides a corner seating area and gives access to the integral garage.

There is an appealing semi- circle area of lawn, which fronts a mature flower and shrub border, in front of the raised entrance terrace. Steps at one side, rise up to an entrance pathway, and to the most appealing, open fronted veranda entrance porch, that provides a delightful seating area, that offers an ideal spot, to enjoy the afternoon and evening sunshine.

On one side of the property, an elevated paved path, retained by a stone wall, leads round to the rear of the property, and alongside, is a quite delightful creeper clad pergola, that runs in paralleled at a lower level, adjacent to a south facing side lawn, again edged by mature planting.

The path continues round to the rear and runs the width of the house, and is edged by a further range of mature planting. In one corner, is a garden shed, a former air raid shelter, and door to the integral garage, with the pathway continuing round to return the entrance drive.

Integral Garage

Brick construction under a tiled roof. Metal up and over door. Fitted light and power. wall mounted shelf. Personal door giving access at the rear.

Council Tax

Dorset Council; Tax Band F. - Payable 2023/24: £ 2,406.82 per annum.

Lyme Regis

The 'picturesque' coastal town of Lyme Regis nestles in an Area of Outstanding Natural Beauty, right at the heart of the UNESCO World Heritage site known as the Jurassic Coast. The town is regarded as the 'Pearl of Dorset' and is known for its natural beauty, fossils, literary connections and extraordinarily rich heritage.

The town has an active community throughout the year, with a wide selection of shops, pubs and restaurants.

Disclaimer

John Wood & Co acting as Agent for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

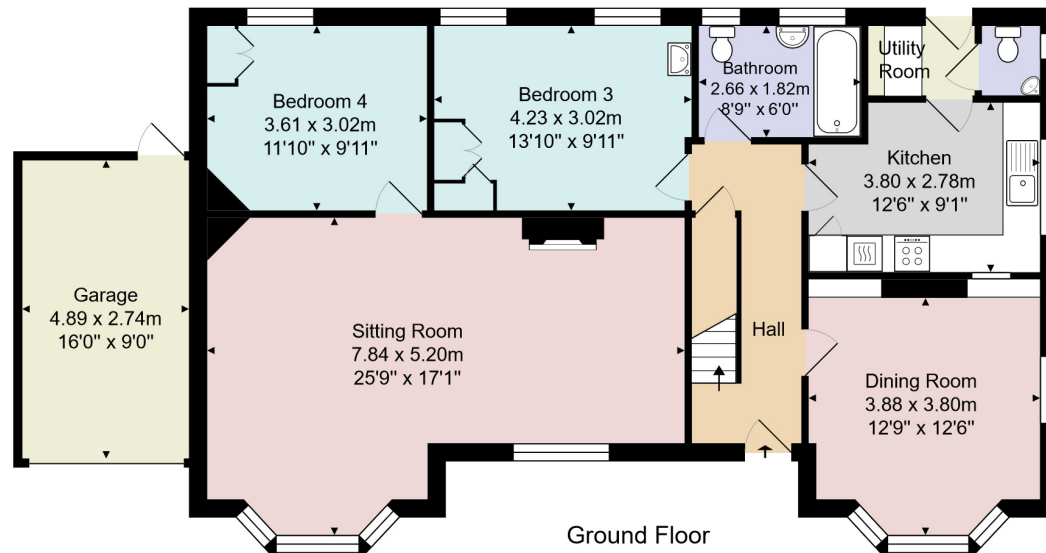
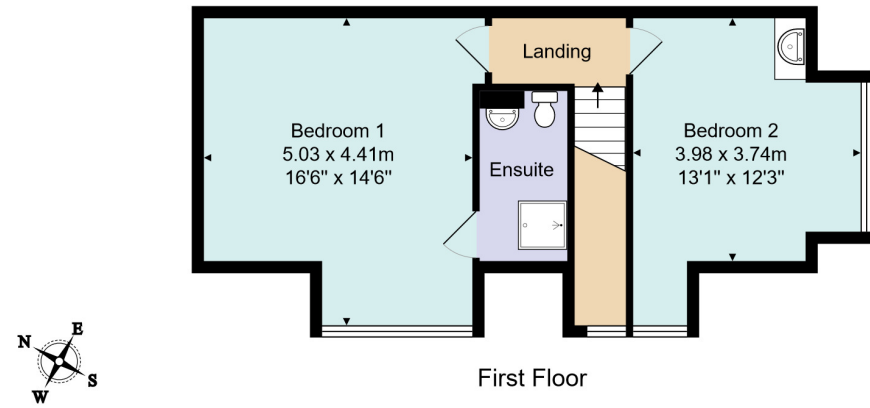
John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195

Client Money Protection provided by Propertymark: C0124251



Total Area: 148.5 m² ... 1599 ft² (excluding garage)
 Not to scale. Measurements are approximate and for guidance only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			