



A CHARMING PERIOD COTTAGE WITH SPACIOUS ACCOMMODATION AND A SUNNY REAR GARDEN.
TOWN CENTRE LOCATION CLOSE TO SHOPS AND SEAFRONT.



5 Silver Street, Lyme Regis, Dorset DT7 3HR
Guide Price £410,000

- Entrance Hall
- Sitting Room
- Bedroom 4/Shop
- Open Plan Family Room/Kitchen
- 3 Double Bedrooms
- Bathroom/WC
- Pretty Gardens

An attractive double fronted town cottage which probably dates back 200 years or more. It is built principally of stone walls, rendered externally beneath a slate roof and part corrugated asbestos roof.

The accommodation is unusually spacious and has many quirky character features. Whilst the cottage is presently arranged as a good sized family home, in previous years one of the front rooms has been used as a shop and up until the 1980's was a clock and watch repairers and, more recently, a vintage clothes shop.

To the rear is a delightful small garden with a sunny southerly aspect.

The property is centrally situated just off Broad Street (the town's main shopping street) within just a few metres of the Langmoor and Lister public gardens which lead down to the seafront and harbour.

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:

GROUND FLOOR

Panelled front door to

Entrance Lobby

With a section of plank and muntin screen panelling, part glazed door (with stained glass) to

Hall

With timber clad ceiling, stairs to first floor.



Sitting Room

15' into wide bay window x 10'6 (4.57m x 3.20m)
With fitted shutters and window seat, fireplace with stone surround, radiator.

Bedroom 4/Shop

15'6 into square bay window x 8'8 (4.72m x 2.64m) overall.
Window shutters, dado panelling to two walls, 2 radiators.

Delightful Open Plan Family Room/Kitchen

'L' shaped comprising:

Sitting Area

20'9 x 10' (6.32m x 3.05m) overall
With glazed double doors to rear, radiator, deep fireplace, 2 steps up to

Kitchen/Breakfast Area

15'2 x 9'6 (4.62m x 2.90m) overall
With gas hob and integral oven, hardwood worktops and porcelain sink, built in cupboards, french door to rear.

FIRST FLOOR

Landing

With timber clad ceiling, large Loft with conversion potential (Subject to Local Authority consent).

Bedroom 1

14'2 x 12'4 (4.32m x 3.76m) narrowing to 10'8 (3.25m)
Sash window with super view down Broad Street to the sea and coast. Fireplace with inset tiles and timber surround, timber panelling to one wall.

Bedroom 2

16'9 x 8'9 (5.11m x 2.67m)
Sash window with window seat, radiator.

Bedroom 3

10'4 plus wardroves x 10'2 (3.15m x 3.10m)
Full width range of cupboards including airing cupboard with gas fired combi boiler, radiator.

Large Bathroom

Panelled bath with shower, hand basin and WC, ladder style radiator, part dado wall panelling.

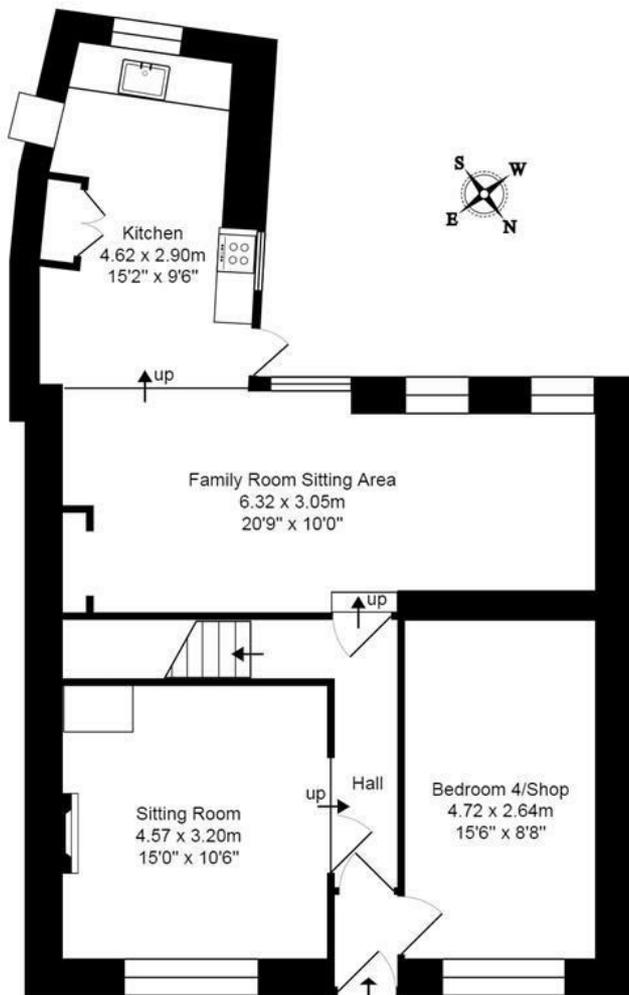
OUTSIDE

Immediately to the rear is a small yard with separate WC off, bin store and steps up to the part walled Garden (about 12.19m x 6.10m) which is a delightful features and enjoys a sunny south westerly aspect and includes two patios, planting beds with shrubs and trees.

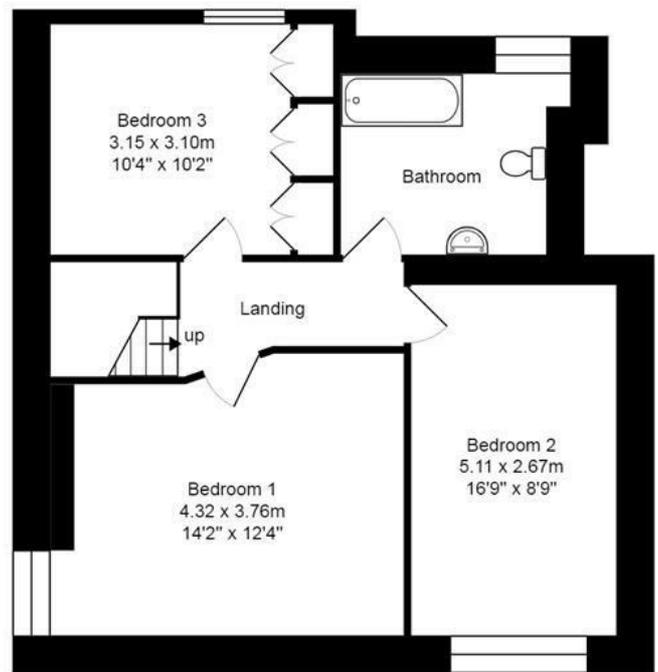




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Total Area: 113.4 m² ... 1220 ft²

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: B

Directions

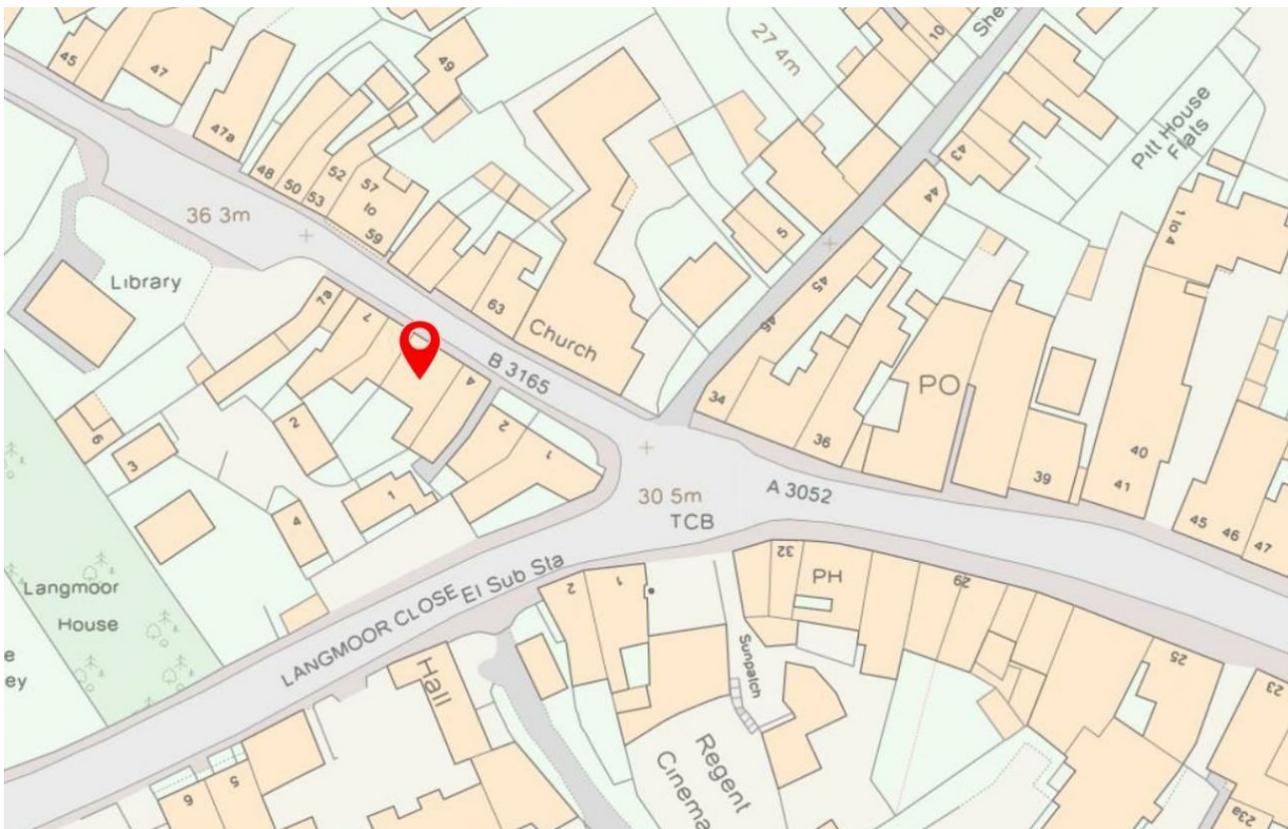
From our offices at the top of Broad Street fork right into Silver Street and No. 5 will be found after about 50 metres on the left.

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.
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 - 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. **S4436**

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