



High Beech



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Coram Avenue, Lyme Regis, DT7 3LB

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Handsome generous four bedroom house
with fantastic sea views close to the town

- Panoramic sea views
- Private road
- Large grounds of 0.29 acres
- Terraced garden
- Freehold
- Elevated position
- Character accommodation
- Double garage & parking
- PV Panels with FIT
- Council Tax Band G

Guide Price £1,150,000

The property is located at the end of Coram Avenue, a highly regarded private road on the western side of Lyme Regis, within easy reach of the town centre, seafront and surrounding countryside. The area is well placed for access to the rest of the Jurassic Coast and surrounding towns including Axminster, which provides a mainline rail service to London.

This impressive detached house provides spacious and well proportioned accommodation arranged over two floors and is presented to a high standard throughout. The current owners have undertaken further improvement works, most notably the installation of a high quality, kitchen and large contemporary utility room, both with underfloor heating. The principal living rooms have been carefully arranged to enjoy the best of the far reaching views, creating bright and welcoming spaces ideal for both everyday living and entertaining. The bedroom accommodation is equally impressive, with two of the bedrooms benefitting from en suite facilities.

The gardens have been thoughtfully landscaped to create an attractive and practical outdoor space. A level area of lawn provides an ideal focal point for the garden and is complemented by a paved patio, well suited for outdoor dining and entertaining. Steps lead up through carefully planted beds and borders, stocked with a variety of mature shrubs and plants, creating colour and interest throughout the seasons and providing a delightful outlook from the house. Below there is a greenhouse, raised beds and compost areas.

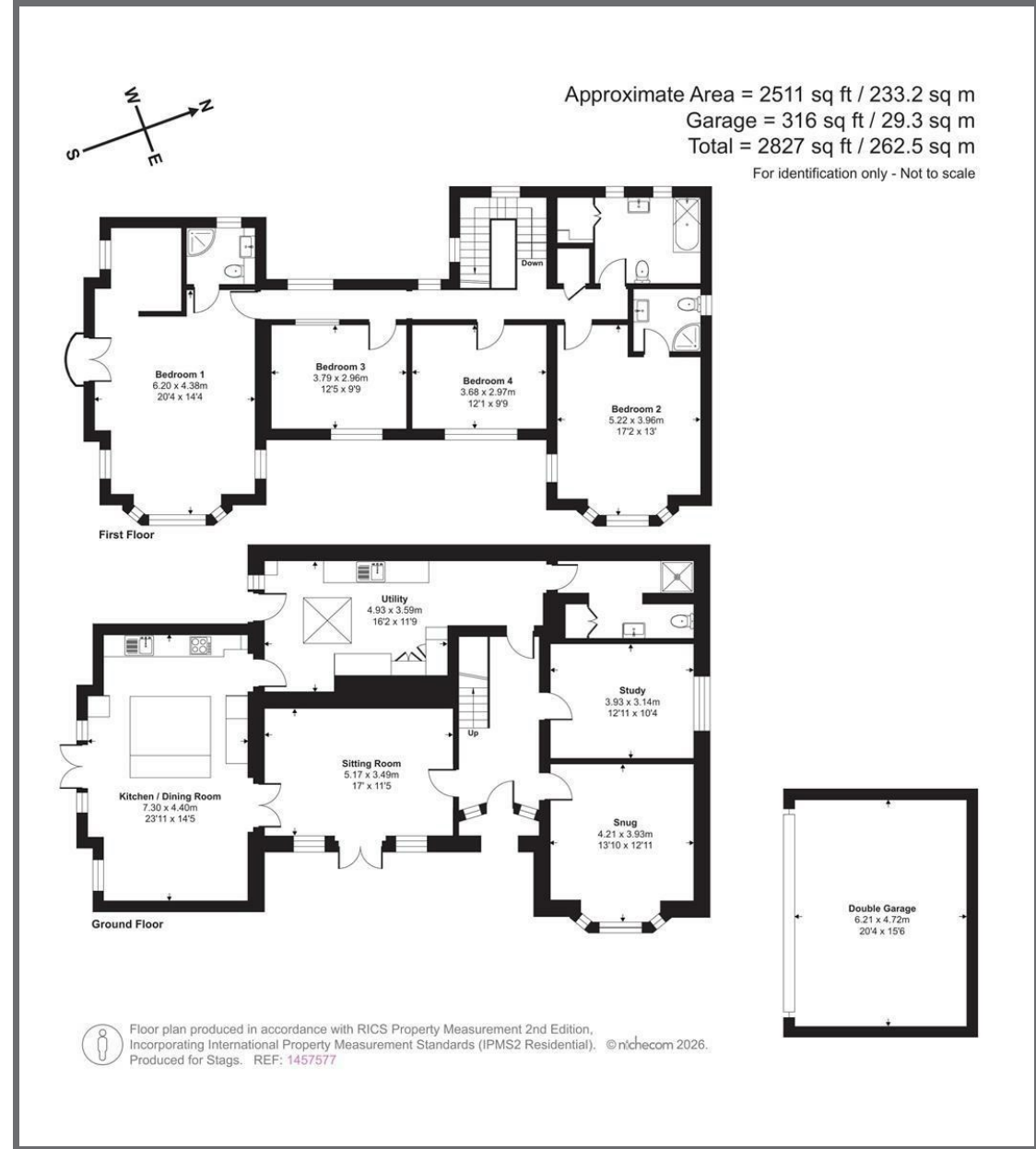
There is plenty of parking in front of a large double garage, on which a bank of 16 PV panels is arranged that benefit from a high rate FIT.

SERVICES Mains electric, water, drainage and gas. Gas boiler (new 2019). Superfast broadband up to 80 Mbps, mobile coverage good outside (Ofcom). There are covenants noted on the title.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	

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