



Whalley Lane, Uplyme Lyme Regis DT7 3UR


fox & sons

welcome to

Whalley Lane, Uplyme Lyme Regis

Fox & Sons are delighted to bring to the market this lovely three bedroom semi-detached home - nestled in a wonderfully secluded, elevated position along the sought-after Whalley Lane in picturesque Uplyme.

Entrance Porch

Entered via uPVC front door with double glazed panel, uPVC double glazed window to front aspect and opaque window to side aspect, door leading through to kitchen, radiator, ceiling light point

Kitchen Area

uPVC double glazed window to front aspect, range of wall and base units with worktop over and tiled splashback, mid-height integrated electric oven and grill, integrated electric hob with cooker hood over, integrated fridge/freezer, space for 1 x under counter domestic appliance, stainless steel 1.5 drainer sink, breakfast bar, spotlights, open plan with:

Lounge Area

uPVC double glazed windows to side and rear aspects, spotlights, folding doors leading through to:

Snug

uPVC double glazed windows to rear and side aspects, uPVC double glazed door to side aspect leading to garden, vertical radiator, ceiling light point

Downstairs Cloakroom

Opaque windows to rear and side aspects, vanity sink unit with feature tiled wall, low level WC, loft hatch, radiator, ceiling light point

Inner Hallway

uPVC double glazed window to side aspect, stairs rising to first floor, built in storage cupboard, radiator, ceiling light point

Conservatory

uPVC double glazed windows to two sides, uPVC

double glazed sliding door leading to garden, radiator, wall light points

Landing

uPVC double glazed window to side aspect, built in storage cupboard housing water tank, doors leading to subsequent rooms, loft hatch (partially boarded loft), radiator, ceiling light point

Master Bedroom

uPVC double glazed window to front aspect, built in wardrobes, radiator, ceiling light point

Bedroom 2

uPVC double glazed window to rear aspect, built in wardrobe, radiator, ceiling light point

Bedroom 3

uPVC double glazed window to side aspect, built in wardrobe, radiator, ceiling light point

Bathroom

uPVC opaque double glazed window to side aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, radiator, ceiling light point

Garden

Beautiful garden wrapping around two sides of house with stunning views to the countryside beyond, paved pathway leading from front of property to patio area, laid to lawn areas, range of established plants, hedges and trees, 2 x timber storage sheds

Garage & Parking

Private gated driveway to the front of the property with space for 2 x vehicles, paved steps leading up to front door, outside lighting, access to garden, garage with power and lighting





Location

The village of Uplyme offers church, public house, petrol station, shop and post office, as well as a tennis club and cricket pitch. Mrs Ethelston's Primary and the Woodroffe Secondary Schools are both within 10 minutes' walk. Along with beautiful walks along the Lim into Lyme Regis which offers further amenities and beautiful beaches which make up part of the 'Jurassic Coast'. The historic market town of Axminster is nearby, which offers weekly market, a host of local shops and eateries and larger supermarkets. Excellent transport links with the mainline train station running directly into Exeter Central and London Waterloo.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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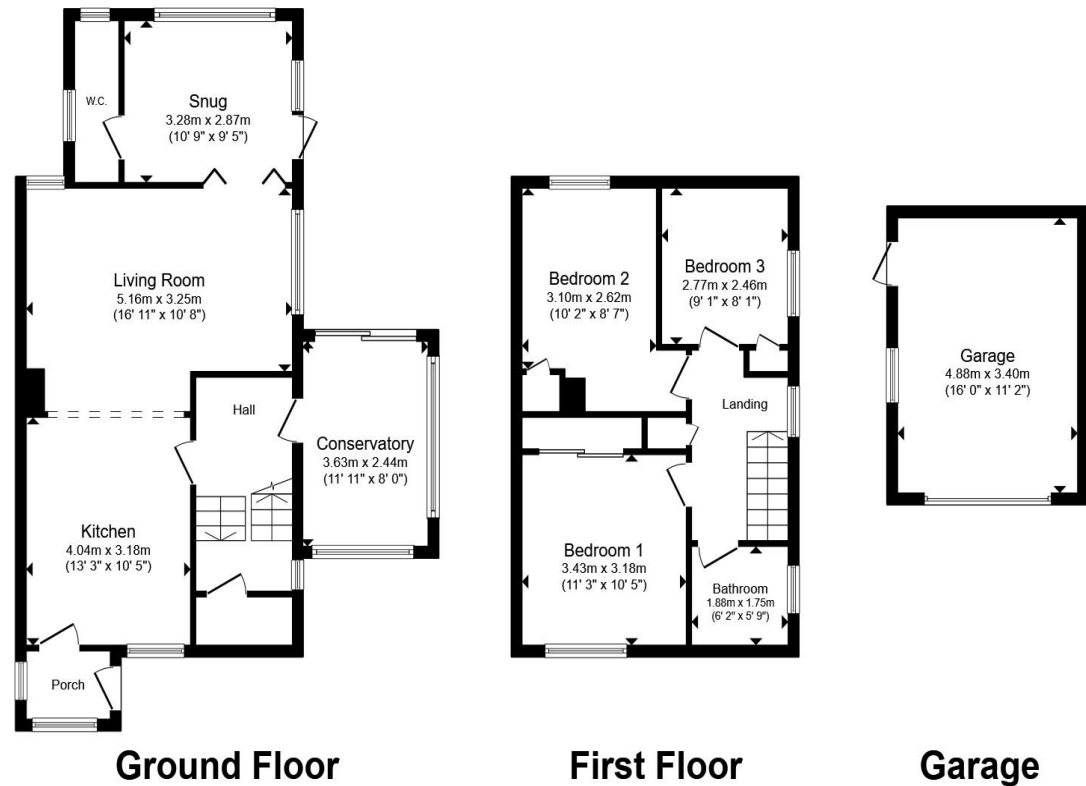
- SEMI-DETACHED HOME THREE BEDROOM HOME
- COUNCIL TAX BAND C
- BEAUTIFUL COUNTRYSIDE VIEWS
- OPEN PLAN KITCHEN/DINER/LOUNGE
- SEPARATE SNUG

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£345,000



Total floor area 125.3 m² (1,348 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
AXM104972 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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