



4 Oak View

Lyme Regis, Dorset. DT7 3FA

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An immaculately presented 4 bedroom detached modern home with 2 reception rooms, wonderful accommodation, landscaped gardens with sea glimpses in a small prestigious cul-de-sac location

- Bright and spacious entrance hall with a cloak-room
- Well-proportioned sitting room and separate study
- Superb modern kitchen/breakfast/dining room
- Four good-sized bedrooms
- En-suite shower room and large family bathroom
- Beautiful south facing landscaped gardens
- Detached garage and driveway
- Walking distance to the town and beach

Guide Price £620,000

SITUATION

4 Oak View is located on the small modern sought after development built by Bloor Homes in 2015. Oak View is a small cul-de-sac on the eastern side of the town and is a short distance from some lovely walks to the town, the beach and countryside.

Lyme Regis is a coastal town on the Jurassic World Heritage coastline with a good range of amenities, chain stores, eateries and cultural facilities. The town is renowned for its geology and is a major fossil hunting centre. There are many walks along local footpaths and clifftops. Lyme Regis is located 25 miles west of Dorchester and 25 miles east of Exeter and 27 miles south-east of Taunton. The market town of Axminster offers a good range of additional amenities as well as a mainline train station on the London Waterloo line.





THE PROPERTY

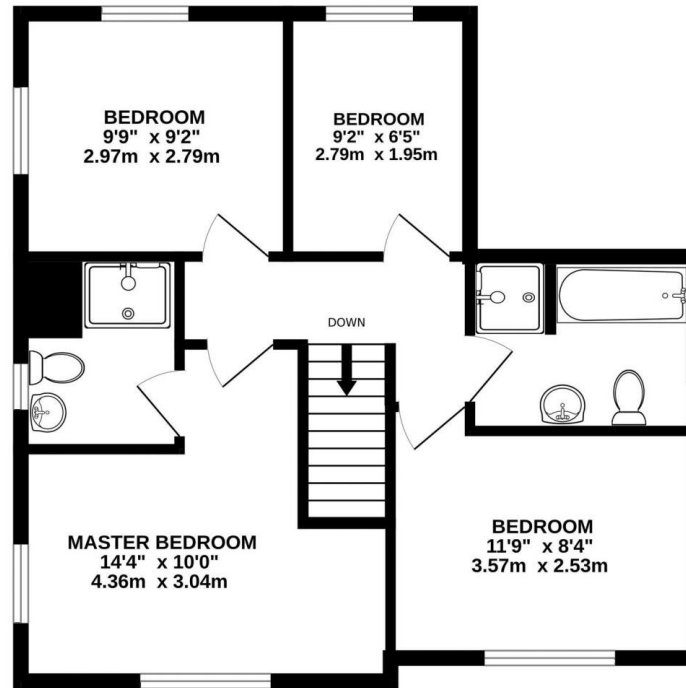
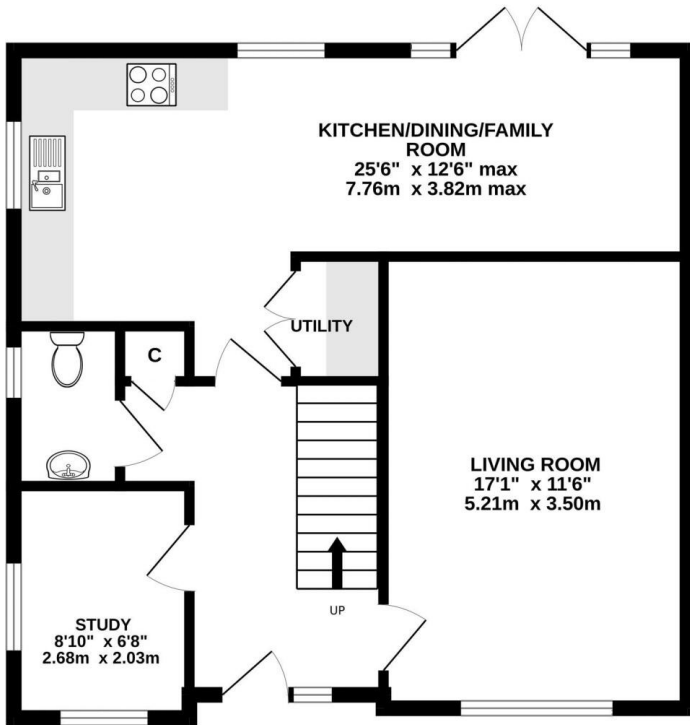
4 Oak View is a superbly presented quality modern home that is situated in the prestigious development built in 2018. The current owners have meticulously maintained the accommodation in the time of ownership. There is a well-proportioned sitting room, a separate study room and a beautiful open-plan kitchen/breakfast room which has integrated appliances, induction hob and a matching central island. Leading from this is a lovely dining area with doors that lead out to the rear garden.

On the first-floor are the four good-sized bedrooms, the double aspect principal room has built-in wardrobes and a modern en-suite shower room. The family bathroom has a white suite with a separate bath and shower.

OUTSIDE

The beautifully landscaped enclosed rear garden has a wonderful full-width patio area with a water feature, this provides a perfect space for sitting out or dining during fine weather. A step down leads to a further area bordered by fully stocked borders that provide year-round color and interest. A second patio provides additional space for seating. Gated side access. To the side is the detached garage with power and light and a driveway that provides plenty of off-street parking. The front garden has also been beautifully landscaped with full-stocked colorful beds and borders.





DIRECTIONS

From the centre of Lyme Regis, proceed to the bottom of Broad Street and continue through the traffic lights eventually merging into Charmouth Road. Proceed past the second give way point and take the left hand turning into Pine Ridge. Follow the road around to the right into Woodberry Down Way, and continue to the far end of the development, taking the right hand turning into Oak View. The property can be found after a short distance on the right hand side.

SERVICES - Mains gas, drainage, electricity and water.

LOCAL AUTHORITY - Dorset Council - 01305 221000. Council Tax Band: F

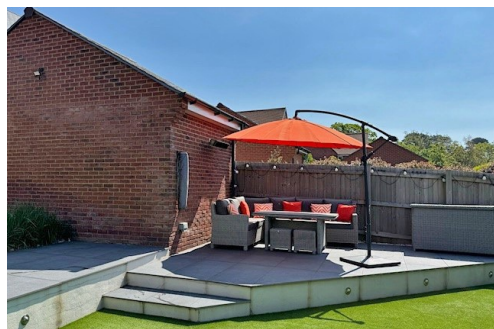
ENERGY PERFORMANCE CERTIFICATE - Rating: B

FLOOD RISK.

Flood risk information can be checked through the following: www.gov.uk/check-long-term-flood-risk

BROADBAND & MOBILE.

The seller has advised us that Super Fast Broadband is available at the property Broadband availability at this location can be checked through: checker.ofcom.org.uk/ Mobile coverage can be checked through: checker.ofcom.org.uk/en-gb/mobile-coverage



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