



Barnes Meadow, Uplyme Lyme Regis DT7 3TD

welcome to

Barnes Meadow, Uplyme Lyme Regis

Fox & Sons are delighted to bring to the market this beautiful mid-terraced three bedroom home situated on Barnes Meadow in Uplyme, an attractive and desirable development of individual houses and cottages, offering stunning views over the village and countryside beyond.

Front Garden

Paved pathway leading to front door bordered by gravel

Entrance Porch

Covered porch, wall light point

Inner Hallway

Entered via uPVC front door with opaque double glazed inserts, uPVC opaque double glazed window to front aspect, stairs rising to first floor, radiator, ceiling light point

Downstairs Cloakroom

Hand wash sink basin with tiled splashback, low level WC, heated towel rail, ceiling light point

Lounge/Dining Room

24' max x 12' 2" max (7.32m max x 3.71m max)
uPVC double glazed window to front aspect with beautiful views to countryside beyond, uPVC double doors leading to conservatory, open archway leading through to kitchen with understairs cupboard, gas fireplace set within feature surround, space for dining area, radiators, ceiling light points, wall light points

Kitchen

10' 8" x 8' 9" (3.25m x 2.67m)
uPVC double glazed windows to rear aspect, range of wall and base units with worktop over and tiled splashback, integrated electric oven with gas hob and cookerhood over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, 1.5 drainer sink, spotlights

Conservatory

11' 1" x 9' (3.38m x 2.74m)
Triple aspect with uPVC double glazed windows on

three sides and double doors leading to garden, radiator, wall light point

Landing

Loft hatch, doors leading off to subsequent rooms, radiator, ceiling light point

Bedroom 1

12' 3" x 11' 6" (3.73m x 3.51m)
uPVC double glazed window to rear aspect, built in wardrobe, radiator, ceiling light point

Bedroom 2

11' 4" x 9' 8" (3.45m x 2.95m)
uPVC double glazed window to front aspect with beautiful views to countryside beyond, built in wardrobe, radiator, ceiling light points, wall light points

Bedroom 3

9' 3" x 7' 8" (2.82m x 2.34m)
uPVC double glazed window to rear aspect, radiator, ceiling light point

Bathroom

uPVC opaque double glazed low level window to front aspect, panel bath, separate shower cubicle, hand wash sink basin, low level WC, heated towel rail, part tiled walls, extractor fan, ceiling light point, spotlights

Rear Garden

Split level enclosed rear garden, laid to patio, gated rear access path leading to parking area, outside tap and light, timber shed

Parking

One allocated off road parking space to rear of the property





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



view this property online fox-and-sons.co.uk/Property/AXM104663



welcome to

Barnes Meadow, Uplyme Lyme Regis

- BEAUTIFUL THATCHED MID-TERRACED HOME
- STUNNING COUNTRYSIDE VIEWS
- COUNCIL TAX BAND D
- THREE BEDROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£340,000



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.focalagent.com

view this property online fox-and-sons.co.uk/Property/AXM104663



Property Ref:
AXM104663 - 0007

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01297 32323



axminster@fox-and-sons.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk