

Cloverdale Court Anning Road,Lyme Regis DT7 3ED

fox & sons

welcome to

Cloverdale Court Anning Road, Lyme Regis

Upper ground floor retirement apartment offered for sale with NO ONGOING CHAIN

Communal Entramce Hallway
Stairs rising to accommodation on first floor

Entrance Hallway
Entered via secure wooden door, cupboard housing water tank with ample storage space, ceiling light point, storage heater

Lounge
17' 10" x 11' 4" (5.44m x 3.45m)
uPVC double glazed window, electric fire with feature surround, ceiling light point, storage heater, dining space

Kitchen
8' 4" x 7' 8" (2.54m x 2.34m)
uPVC double glazed window, range of wall and base units with worksurface over and tiled splashbacks, electric hob with cooker hood over, eye level electric oven, space and plumbing for washing machine and upright fridge freezer, drainer sink, strip lighting

Bedroom One
15' 10" to wardrobes x 8' 8" (4.83m to wardrobes x 2.64m)
uPVC double glazed window, fitted wardrobes, storage heater, ceiling light point

Bedroom Two
8' 4" x 6' 6" (2.54m x 1.98m)
uPVC double glazed window, wall mounted electric heater, ceiling light point

Bathroom
Recently refurbished bathroom suite comprising of panel bath with electric shower over, low level WC, wash hand basin, heated towel rail, wall mounted heater, extractor fan

Communal Gardens
Rear garden:
Laid to lawn, paved path and steps leading to patio seating area with a view to the sea and a range of beautiful trees, flowers and plants

Front garden:
Stunning manicured laid to lawn garden with a range of flowers and plants

Communal Lounge
Communal lounge area with garden access

Parking
Ample parking with covered section also, outside lighting and tap, numerous storage facilities, recycling area and mobility scooter charging point

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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Cloverdale Court Anning Road, Lyme Regis

- COUNCIL TAX BAND = D
- NO ONGOING CHAIN
- COMMUNAL LOUNGE AND GARDENS
- AMPLE FIRST COME FIRST SERVE PARKING
- IDEALLY LOCATED FOR SHOPS, AMENITIES & BEACH

Tenure: Leasehold EPC Rating: D
Council Tax Band: D Service Charge: 4500.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115,000



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

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The Property Ombudsman

Property Ref:
AXM104880 - 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.

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