12 Woodberry Down Way

STAGS

12 Woodberry Down Way

, Lyme Regis, Dorset, DT7 3QT

What3Words: ///moons.suiting.catchers

A stylish three-bedroom detached home with attractive gardens and private parking in Lyme Regis

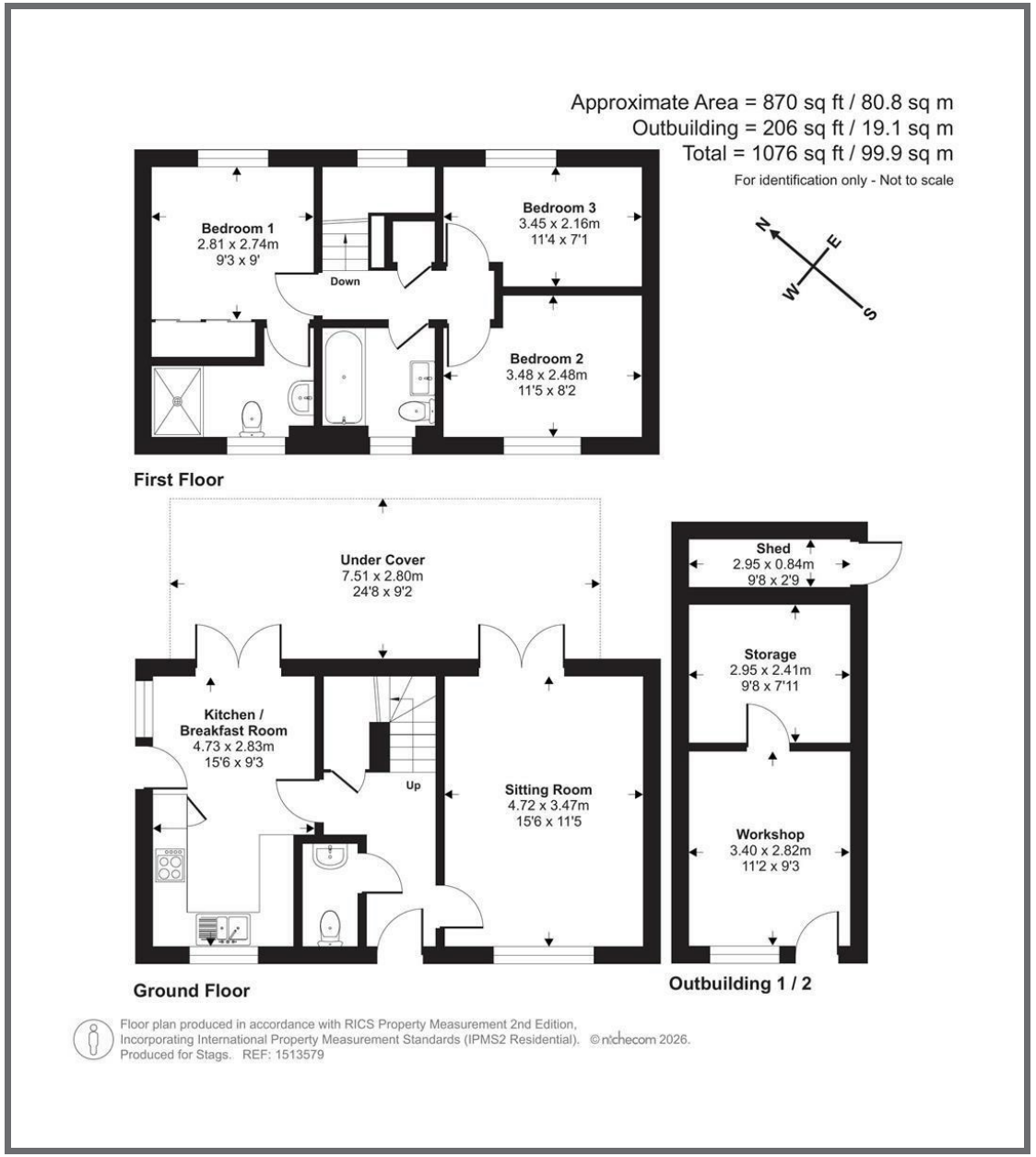
- Three Bedrooms
- Dual-Aspect Sitting Room
- Gated Driveway
- Enclosed Rear Garden
- Freehold
- Principal En Suite
- Integrated Appliances
- Garage
- Close to the Coast
- Council Tax Band E

Offers In Excess Of £500,000

SITUATION
Woodberry Down Way is situated in a popular residential area of the sought-after coastal town of Lyme Regis. The town offers an excellent range of shops, cafés, restaurants and everyday amenities, together with its renowned seafront, beaches and historic Cobb. The surrounding Jurassic Coast and countryside provide excellent walking opportunities, while nearby Axminster offers a mainline railway station with services to Exeter and London Waterloo.
DESCRIPTION
This modern detached home was completed in 2016 and offers well-presented and thoughtfully arranged accommodation over two floors. The ground floor comprises a welcoming entrance hall with cloakroom, a bright dual-aspect sitting room with doors opening directly onto the garden, and a stylish triple-aspect kitchen/dining room fitted with a range of contemporary units and integrated appliances, with further access outside. On the first floor are three bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, together with a modern family bathroom.
OUTSIDE
The property is approached through double gates onto a private driveway providing parking and access to the detached garage with light, power and plumbing. To the rear is an attractive level lawned garden with raised beds, patio and bespoke BBQ shelter. An extensive paved terrace with glass veranda adjoins the house, providing an ideal space for al fresco dining and entertaining.
SERVICES
All Mains services. Gas fired central heating. Ultrafast broadband available. Mobile signal with all major networks (Ofcom, 2026).

Atomic Habits

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.



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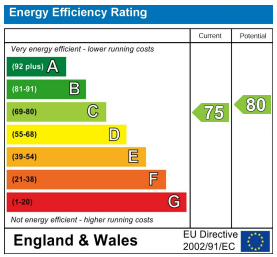

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