

13, Clappentail Park


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13, Clappentail Park

Lyme Regis, DT7 3NB

Jurassic Coat 0.5 miles. Bridport 10 miles.

A beautifully presented five-bedroom family home, enjoying stunning sea views and occupying a peaceful position in the sought-after coastal town of Lyme Regis.

- Sea Views
- Potential for Income
- Flexible Accommodation
- Excellent Coastal Location
- Freehold
- Detached Family Home
- 5 Bedrooms
- Walking Distance to Amenities
- Spacious Reception Rooms
- Council Tax Band: F

Guide Price £725,000

Stags Bridport

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@StagsProperty

THE PROPERTY

13 Clappentail Park has been lovingly Improved and meticulously maintained by the current owners and occupies a peaceful position within this popular residential area of Lyme Regis, whilst remaining within easy reach of the town and its amenities.

On entering, the generous entrance hall immediately creates a welcoming impression, with an abundance of natural light. To the left is the well-appointed kitchen, a good-sized room with two sets of French doors leading out to the gardens, together with a useful utility room, discreetly positioned off the kitchen. The kitchen opens into the impressive living/dining room, which enjoys stunning sea views and far-reaching views across Lyme Regis. French doors lead from the dining area onto a terrace, making the most of the property's elevated position and views, while a convenient cloakroom completes the ground floor.

The living room is a particularly light and welcoming space, benefiting from dual aspect and further sea views.

Upstairs, the accommodation is versatile. The principle bedroom is situated to the right and features a large built-in cupboard, generous en-suite bathroom with both bath and separate shower, and wonderful sea views. To the left of the stairs are four further bedrooms, comprising three doubles and a single, offering excellent flexibility and scope to reconfigure the accommodation to suit individual requirements. A family shower room is situated at the far end of the landing.

Bedrooms 2 and 3 currently benefit from shared access onto a balcony, providing a wonderful additional outdoor space form which to enjoy the coastal setting. Bedrooms 4 and 5 both enjoy views across the coast and Lyme Regis, whilst Bedroom 4 also benefits from useful additional eaves storage.

OUTSIDE

13 Clappentail Park is approached via a private drive and enjoys a tucked-away position within this peaceful residential area. To the front of the property is generous parking for multiple vehicles, together with lawned areas and well-stocked beds.

The rear garden is predominantly laid to lawn, with established beds bordering the property. A particularly attractive feature is the beautifully positioned terrace, accessed directly from the dining room, which takes full advantage of the stunning sea views and provides an ideal space for outdoor dining and entertaining.

The terrace leads down to a charming wooden chalet, currently utilised as additional accommodation and providing a useful income stream. The chalet offers excellent versatility and could equally be used as a home office, studio, guest accommodation or hobby space. Internally, it comprises an open-plan living and bedroom area, together with a shower room, and benefits from heating.













SITUATION

Clappentail Park is a popular and peaceful residential area of Lyme Regis, ideally situated within easy reach of the historic Cobb, harbour and glorious beaches. The town forms part of the stunning Jurassic Coast World Heritage Site and lies within the West Dorset Area of Outstanding Natural Beauty. Lyme Regis offers a thriving community with a good range of shopping, business and leisure facilities, alongside a wealth of cultural and recreational opportunities.

The nearby market town of Axminster provides a mainline rail service to London, while the historic market town of Bridport is also within easy reach. The area is well served by a number of highly regarded primary and secondary schools.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.
Broadband - Standard up to 16Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.
Mobile phone service providers available are EE and Three for voice and data services inside and outside and O2 and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

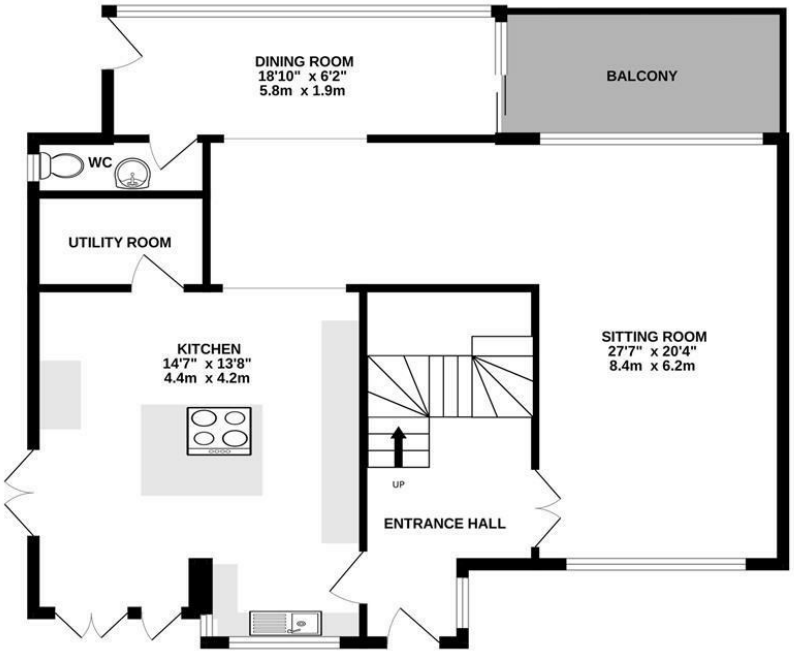
VIEWING

Strictly by appointment with Stags Bridport.

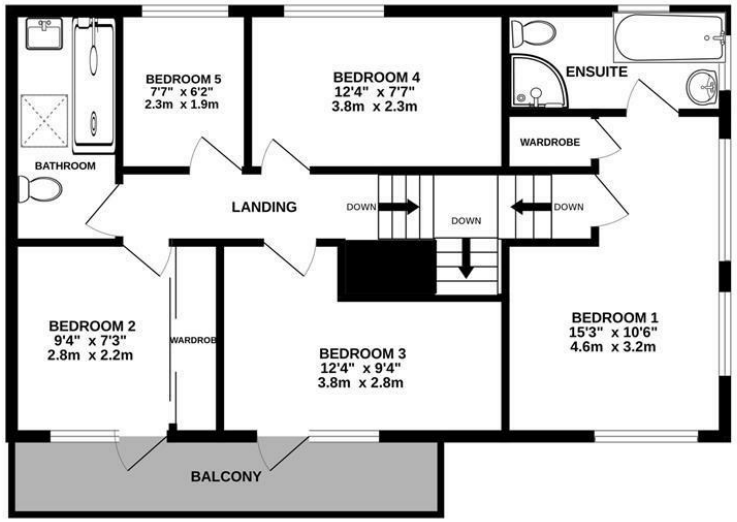
DIRECTIONS

From Lyme Regis town centre follow Silver Street (signposted to Axminster) and at the roundabout take the first exit onto Clappentail Lane. Take the second right onto Clappentail Park and the property can be found on the right hand side.
What3Words: ///moved.folks.river

GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



13 CLAPPENTAIL PARK, LYME REGIS

TOTAL FLOOR AREA : 1589 sq.ft. (147.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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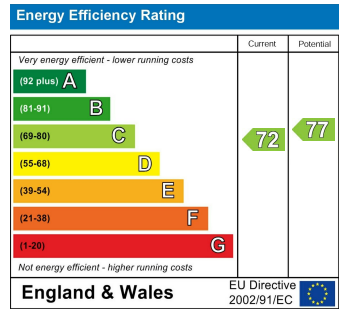

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A LITTLE
SAND
BETWEEN
MY TOES
ALWAYS TAKES
AWAY


STAGS