



Trevean



Trevean Pound Road

, Lyme Regis, DT7 3HX

Town Centre 0.2 mile. Seafront 0.5 mile. Bridport 11 miles.

A very attractive spacious and well appointed semi-detached character house with parking, enjoying wonderful sea and country views, located close to the town centre and seafront

- Very attractive older style house
- Enlarged and improved to a very high standard
- 3-4 Bedrooms, 2 bathrooms
- 2 Reception rooms
- Contemporary well equipped kitchen/breakfast room
- Lovely sea, coastal and town views
- South-facing garden
- Parking for 2-3 cars
- Close to town centre and seafront
- Freehold. Council Tax Band E

Guide Price £675,000

THE PROPERTY

Trevean is a very attractive and impressive semi-detached house, ideally located in a popular and established road within easy reach of the town centre and seafront. It was built in 1929, having classic brick and rendered elevations and, under the current ownership since 2022, has been subject to enlargement and comprehensive refurbishment to provide a well appointed and spacious home.

The improvements have been sympathetically undertaken to retain the original character, typical of its type, including high ceilings, panelled doors, deep skirting boards and ornate fireplaces, whilst now offering a whole number of modern contemporary features.

The impressive specification includes gas-fired central heating (underfloor electric heating to kitchen/breakfast room), uPVC and traditional timber windows plus bi-folding doors, mosaic decorative tiled flooring to the hall and oak flooring to the principal ground floor rooms. Well equipped kitchen with contemporary units, electric induction hob, dishwasher and hot tap, contemporary bathroom and shower room fittings and shutters. In addition, a further big feature are the installation of PV panels.

The extensive and well presented accommodation is arranged over three floors, enjoying stunning views along the Jurassic Coast/Lyme Bay, taking in Golden Cap, Stonebarrow and Chesil Beach to Portland beyond.



OUTSIDE

The house is set back behind a very attractive, newly built, natural stone wall.

Side driveway giving parking for 2-3 cars and log store.

The front garden is arranged with attractive modern paving and terracing together with gravelled areas and side pedestrian gate. The rear garden enjoys a sunny south-facing aspect and sea views. Immediately adjoining is a raised decking area with timber and glass. Steps lead down to a lawn with flower and shrub beds plus open-fronted pavilion and timber shed.

SITUATION

Pound Road is a highly sought after and well established road on the west side of Lyme Regis town. Lyme Regis is a hugely popular and historic coastal town on the beautiful Jurassic Coast and famous for its iconic Cobb. It is a very pretty town and offers excellent shopping, business and leisure facilities together with primary and secondary schools. The immediate area is designated as one of outstanding natural beauty (AONB). The town centre, seafront, beaches, harbour and the Cobb, together with Langmoor Gardens are all within just 5-10 minutes' walk. The market towns of Axminster and Bridport are both very nearby (the former with mainline rail services to London Waterloo and the West Country).

SERVICES

All mains services. Gas-fired central heating. PV panels.

Broadband - Standard up to 18Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, O2 for voice and data services inside and outside 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).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

Strictly by appointment with Stags Bridport

DIRECTIONS

From Lyme Regis town centre go up Broad Street and bear right into Silver Street. Take the 1st left into Pound Road and Trevean is seen immediately on the left.

What3Words///acrobat.catch.adhesive



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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