

2 Bed Maisonette In Devon Court, Lyme Road, Uplyme, Lyme Regis, DT7 3TQ  
£150,000





## SHORT DESCRIPTION

Property Ref: 13605 Property Type: Maisonette Full selling price: £300000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 50% Share price: £150000.00 Monthly rent based on 50% share: £275.52 Rent Review Period: N/A Staircasing allowable: N/A Remaining lease (In Year): 81 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1080.96 Council tax band: EPC rating: C Measurement: Bedrooms, Bathrooms and Living room Outside Space: Patio Parking: N/A Heating Type: Double Glazing Chain Sale or Chain Free: N/A Possession of the property: Occupied -----  
----- Property Ref: 13605 Welcome to this beautifully presented two-bedroom flat, located in the peaceful Devon Court on Lyme Road. This delightful property offers a comfortable and modern living space, perfect for couples, small families, or professionals. Key Features: Two Spacious Bedrooms: Both bedrooms are bright and airy, offering ample space for double beds, wardrobes, and additional furnishings. Modern Bathroom: The flat includes a contemporary bathroom with a sleek finish, equipped with a bathtub, shower, and modern fittings, creating a relaxing space to unwind. Comfortable Living Room: The living room is a generous size, ideal for both entertaining guests and relaxing at home. Large windows allow plenty of natural light, giving the space a warm and inviting feel. Convenient Location: Located on Lyme Road, the flat is close to local amenities, shops, and public transport, while offering a quiet residential environment. This flat is an excellent opportunity for anyone seeking a blend of comfort, convenience, and style in the heart of Lyme Regis..

2

**Bed Room(s)**

1

**Bath Room(s)**

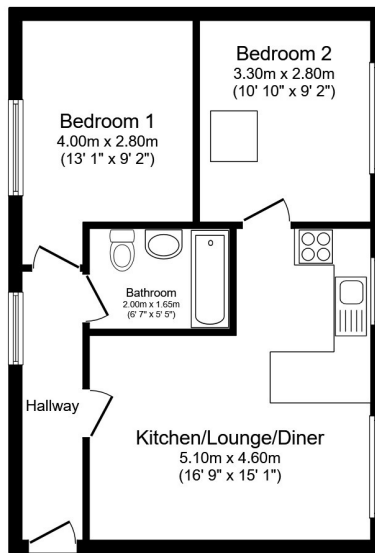
1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.





Total floor area 48.4 m<sup>2</sup> (521 sq.ft.) approx

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](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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