



Symonds
& Sampson

4 Stafford Mount

Lyme Road, Uplyme, Devon

4 Stafford Mount

Lyme Road
Uplyme
Devon DT7 3TH

A beautifully presented and maintained three-bedroom house featuring spacious accommodation, front and rear garden with far reaching views, and is complemented by private parking for one car.



- Mid Terraced House
- Kitchen/ Dining Room
- Gas Fired Central Heating
 - Double Glazed
- Adjacent Parking for One Car
 - External storage shed
 - Section 157 Restriction

Guide Price **£309,950**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

A well-presented ex-local authority terraced family home located in the sought after East Devon village of Uplyme.

ACCOMMODATION

The ground floor benefits from a light well-presented living space with a cosy sitting room benefiting from a wood burner, which seamlessly blends through to the kitchen / dining room which has ample space for a dining table and French doors leading into the garden. The kitchen is well fitted with integral appliances, including a dishwasher, fridge freezer, wall mounted eye level double oven and inset gas hob. The sink is underneath the window providing you with wonderful far-reaching views across the village and the Lym Valley. To the first floor there are three bedrooms with a selection of built-in storage in some and a modern family bathroom. The property is presented in great condition throughout and warmed by a gas fired heating system this is complemented by uPVC double glazed windows.

OUTSIDE

Access to the front of the property is enclosed by stone wall and fencing with a slate pathway and steps leading to the front door. The rear garden has steps leading from the dining area on to a paved terrace which steps down to a further low maintenance seating area, ideal for outdoor

entertaining. A lawn has been laid to the lower part of the garden with a shrub border which allows you to enjoy the views. The private parking space for one car is located just opposite the property and has an adjacent concrete storage shed. There is also on street parking located a short distance away.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band B.

SITUATION

The property is located within a favourable area of Uplyme, with easy access to the secondary school and around one mile inland from the town beach. Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and several restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The nearby market town of Axminster offers a good range of day-to-day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

SERVICES

All mains services connected. Ultrafast broadband is available. Mobile network coverage is available. Please refer to Ofcom's website for more information.

DIRECTIONS

What3Words
///existence.foremost.soups

EDUCATION

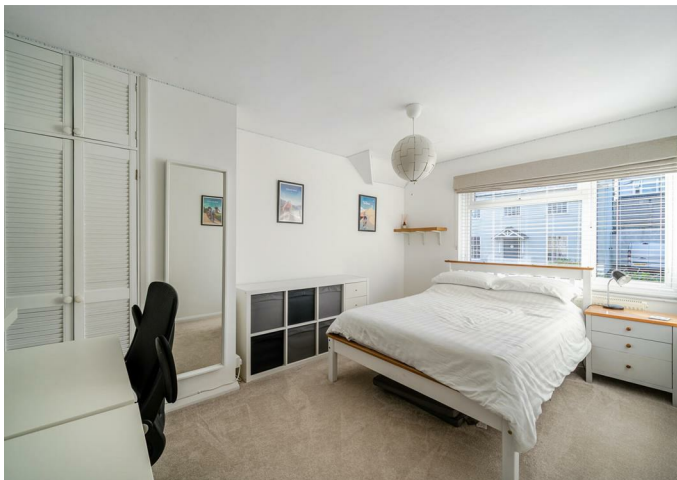
Primary schooling at Mrs Ethelston's in Uplyme. Good state secondary schools at The Woodroffe School at Lyme Regis or the highly regarded Colyton Grammar School.

MATERIAL INFORMATION

The property is located in an area with a low flood risk.

Agents Note.

The property is subject to a Section 157 Local Occupancy Restriction.



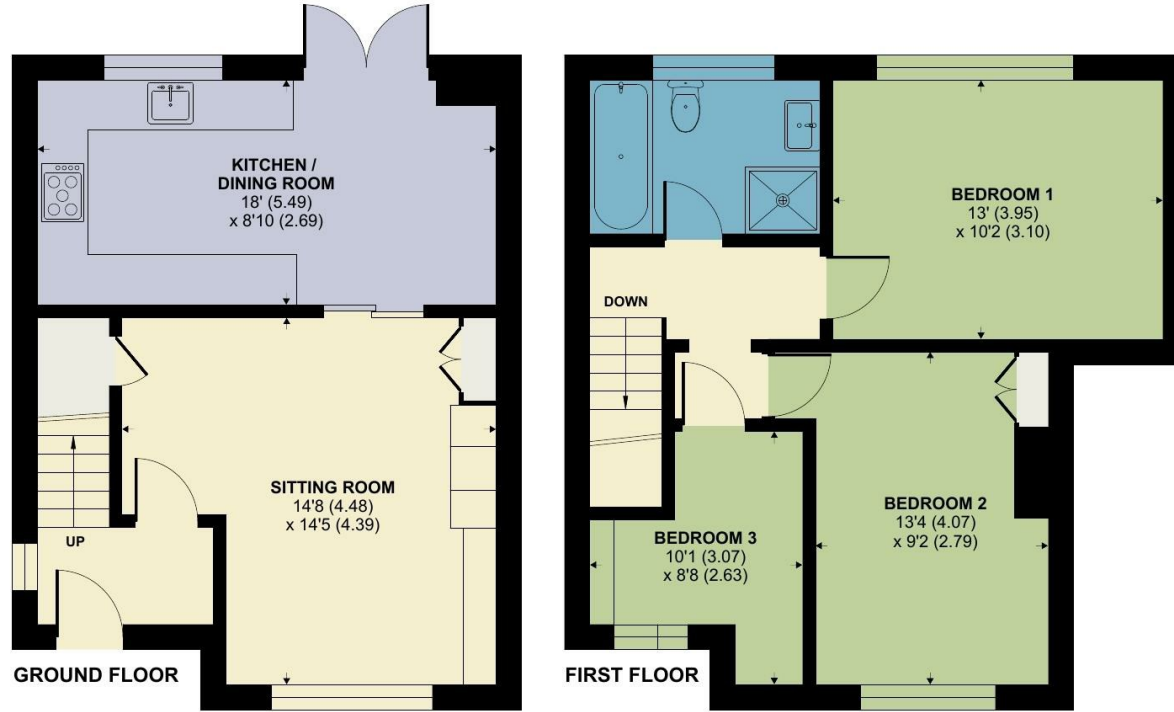


Lyme Road, Uplyme, Lyme Regis

Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1395533



Axm/ACR/9.1.26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT