

**Offers in Excess of £775,000**  
**Citrus Grove, Old Ebford Lane, Ebford, Exeter, EX3 0QP**



- Immaculate Detached Bungalow In Sought After Village • Gas Central Heating & Double Glazing
- Dual Aspect Living / Dining Room • Modern Fitted Kitchen, utility Room • 4 Double Bedrooms & 2 Bathrooms • Potential Loft Conversion (Subject To Planning) • Integral Garage & Bricked Paved Driveway • Private Grounds Of C. Two Thirds of An Acre In Total



### Location

Situated on the East bank of the River Exe, Ebford is a peaceful and picturesque village with a strong sense of community. The village is surrounded by beautiful countryside and is a popular destination for walkers and cyclists. The River Exe Estuary Trail, which runs from Exeter to Exmouth, passes through Ebford and offers stunning views of the river and the surrounding landscape. Ebford is a short drive to the Cathedral City of Exeter, the M5, Exeter International Airport, Topsham, Darts Farm and Exmouth

### Accommodation

Step up to uPVC double glazed front entrance door, beneath storm porch with outside lighting, leading to:

### Entrance Hall

Radiator. Wooden flooring. Airing cupboard that houses the hot water tank with slatted shelving and hanging rail. 2 useful shelved storage cupboards. Access to insulated and part boarded loft space, via trap door with ladder, that subject to gaining the correct planning permissions, could be converted to provide further living accommodation. Inset ceiling lights. Smoke alarm. Central heating thermostat. Doors leading to:

### Living / Dining Room 27'9" (8.46m) x 13'8" (4.17m)

dual aspect having uPVC double glaze French doors leading to the rear garden and window to side. Focal point of Stone fireplace. Radiator. Inset ceiling lights.

### Kitchen 13'5" (4.09m) x 9'7" (2.92m)

Window to front. Good range of cupboard and drawer storage units with heat resistant work surfaces. Stainless steel single sink with work surface drainer, mixer tap and instant hot water tap. Built - in 4 ring induction hob with filter hood above and eye level double electric oven and grill. Wooden flooring. Kick space plinth heater. Inset ceiling lights. Door leading to:

### Utility Room 9'8" (2.95m) x 6'5" (1.96m)

Dual aspect having uPVC double glazed external door to side that leads to the rear garden, window to front. Cupboard storage units with heat resistant work surfaces. Stainless steel single sink with worksurface drainer and mixer tap. Space and plumbing for dishwasher and washing machine. Further space under worktop for appliances. Wall mounted, concealed gas fired boiler that supplies the central heating and domestic hot water. Fully tiled walls. Wooden flooring.

### Bedroom 1 18'7" (5.66m) x 9'8" (2.95m) To Wardrobe

uPVC double glazed external door leading to rear garden with windows to either side. Good range of fitted bedroom furniture to one wall including wardrobes and cupboard storage units. Radiator. Door leading to:

### En - Suite

Obscure uPVC double glazed window to rear. Modern fitted white suite of shower cubicle with thermostatically control shower unit, low level WC, pedestal wash hand basin and bidet. Heated towel rail. Fully tiled walls and floor.

### Bedroom 2 13'0" (3.96m) x 12'1" (3.68m) Plus Recess

uPVC double glazed window to rear. Radiator.

### Bedroom 3 9'9" (2.97m) x 9'4" (2.84m)

uPVC double glazed window to side. Radiator.



#### **Bedroom 4 14'7" (4.45m) x 9'10" (3m)**

uPVC double glazed window to front. Radiator.

#### **Bathroom 12'3" (3.73m) x 6'3" (1.91m)**

Obscure uPVC double glazed window to rear. Five piece white suite of panelled bath, double shower cubicle with thermostatically controlled shower unit, low level WC, vanity wash hand basin and bidet. Electric plinth heater. Fully tiled walls and floor.

#### **Externally**

A main feature of this property are the large and private grounds which surround the home and extend to approx. 0.67 Acres. The property is approached via a five bar wooden gate which then leads to an extensive brick paved driveway that provides off road parking for several motor vehicles. This then leads to:

#### **Garage 17'10" (5.44m) x 15'3" (4.65m)**

Remote up and over door to front. Useful mezzanine floor. Power and light connected. UPVC double glazed window to side.

#### **Grounds**

There is an extensive brick paved patio area that surrounds the property, being ideal for outdoor dining and sitting during fine weather. The remainder of the gardens are then laid mainly to lawn with various rockeries, shrub and herbaceous beds and borders that provide year round interest and colour. Outside lighting. Outside water tap. Outside meter boxes. The gardens are private and bounded by an Evergreen screen. Good sized timber garden shed with power connected.

#### **Tenure**

The property is FREEHOLD

#### **Services**

All mains services are connected. The property is on a water meter. Council Tax Band G

#### **Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

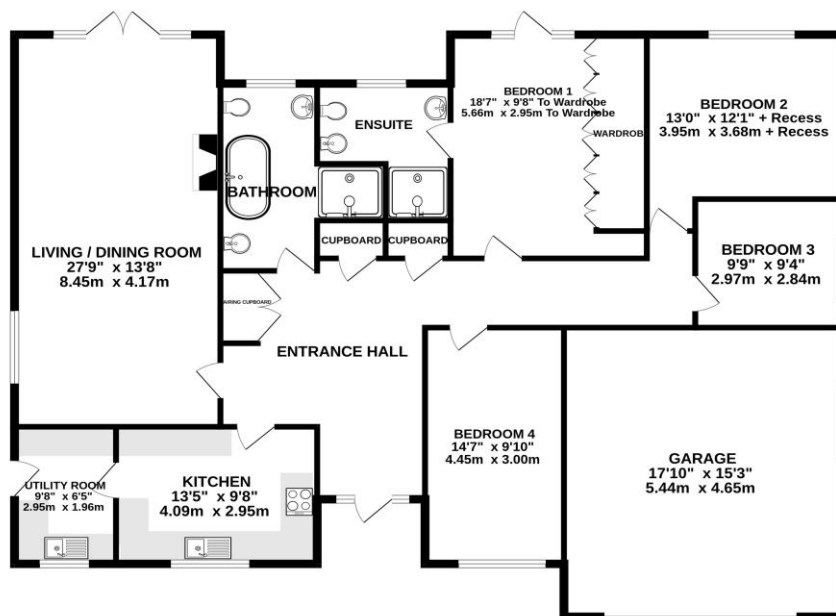
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#### **Agents Note**

These are draft particulars and are awaiting vendors verification



## GROUND FLOOR



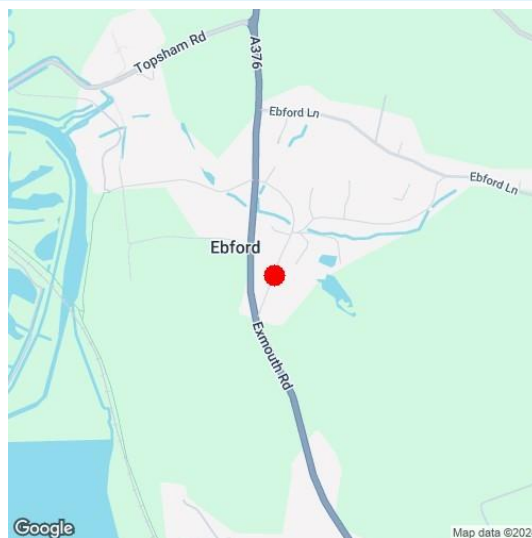
OLD EBFORD LANE, EBFORD

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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## Directions

From Exmouth Town Centre, leave Exmouth on the A376 towards Exeter. Proceed past Lymptone and through the traffic lights at Exton, continuing along the A376. After passing a garage service station on the left, at the brow of the next hill, turn right onto Old Ebford lane. The property will be found on the left hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		64
(55-68) <b>D</b>		
(39-54) <b>E</b>		50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.