

**Guide Price £525,000**

**Rose Cottage, Longmeadow Road, Lymptone, EX8 5LE**



- 200 Year Old, Grade II Listed, End Of Terrace Cottage • Situated in This Sought After Exe Estuary Village • Gas Central Heating • Sitting Room & Dining Room
- Kitchen / Breakfast Room & Utility Room • 3 First Floor Bedrooms & Shower Room
- Garage, Easy To Maintain Front Garden • Good Sized Rear Garden





### Location

Lympstone is a much sought after and highly regarded Village on the Exe Estuary. The village has a railway station allowing access to Exmouth, Topsham, Exeter and beyond. Further day to day amenities within the village includes a general store, public houses, sailing club, church, village hall and schools. The Exe Estuary trail runs through the village and connects Exmouth to Dawlish. Lympstone is within 3 Miles of the Coastal Town of Exmouth with its Marina, 2 miles of sandy beaches and an excellent range of amenities. The M5, Exeter International Airport and the Cathedral City of Exeter are all within 8 miles.

### Accommodation

#### Ground Floor

Front entrance door, with stained glass panes, beneath storm canopy with outside lighting leading to:

#### Entrance Porch

Attractive tiled flooring. Dado rail. Glazed door leading to:

#### Entrance Hall

Staircase rising to 1st floor with useful under stairs storage cupboard. Radiator. Dado rail. Smoke alarm. Focal point of original doorbell. Doors leading to dining room and:

#### Sitting Room 18'4" (5.59m) x 9'6" (2.9m)

Window to front. Focal point of fitted log fire within a fireplace surround having a slate tiled back and hearth with a painted mantle and surround. 2 radiators. Fitted cupboard, with shelving over, to 1 chimney breast. Door leading to:

#### Utility Room 16'7" (5.05m) x 12'3" (3.73m) Max

External door to side, with windows adjacent, leading to the front of the property. An external door to rear, with windows adjacent, allows access to the rear garden. Range of cupboard storage units with role edged work surfaces. Stainless steel single sink and drainer unit. Space and plumbing for washing machine. 2 radiators. Useful shelved storage cupboard. Space for freestanding fridge/ freezer etc. High-level electric trip switch fuse box and electric meter. Tiled flooring. Access to loft void. Open to kitchen / breakfast room and door leading to:

#### Cloakroom

Obscure glazed window to rear. Modern fitted white suite of low-level WC and vanity wash hand basin.

#### Kitchen / Breakfast Room 10'6" (3.2m) x 9'10" (3m)

Dual aspect having windows to front and side. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splashback's. Composite one and a half bowl sink with single drainer unit and mixer tap. Integrated Slimline dishwasher. Built-in four ring gas hob with filter hood above and stainless steel splashback. Eye - level double electric oven and grill. Radiator. Heated towel rail. Vaulted and beamed ceiling.

#### Dining Room 18'4" (5.59m) x 8'6" (2.59m) Max

Dual aspect having window to front and 2 obscure glazed windows to rear. 2 radiators.

#### First Floor

#### Landing

Access to insulated and extensively boarded loft space via trap door with ladder. Window to rear. Smoke alarm. Doors leading to:





#### **Bedroom 1 18'4" (5.59m) x 9'10" (3m) Max**

Window to front. Radiator.

#### **Bedroom 2 13'2" (4.01m) x 9'2" (2.79m)**

Window to front. Fitted wardrobes to 1 wall. Radiator.

#### **Bedroom 3 / Study 10'2" (3.1m) x 6'0" (1.83m)**

Dual aspect having windows to rear and side. Radiator.

#### **Shower Room**

Obscure glazed window to side. White suite of double shower tray with splash screens and thermostatically controlled shower unit, tiled to ceiling height. Concealed cistern WC. Vanity wash handbasin. Range of cupboard storage units. Airing cupboard housing the gas fired boiler and mega flow hot water tank with slatted shelving. Heated towel rail. Wall mounted electric heater.

#### **Externally**

The level and enclosed Front Garden has ease of maintenance in mind consisting of shingle areas and planted with colourful rose bushes that provide year round interest and colour. Shingle pathway leading to front entrance door. Brick wall boundaries. Outside lighting. Outside power points. Outside water tap. Log Store. Beside the garden is:

#### **Garage 16'0" (4.88m) x 10'5" (3.18m)**

Remote up and over door to front. Power and light connected. Access to eaves storage space. Personal door to side leading to front garden.

#### **Rear Garden**

A feature of this property is the enclosed and private Rear Garden, which again has ease of maintenance in mind. Adjacent to the property is a large patio area with a small decking area being an ideal space for outdoor dining and sitting during the fine weather. Timber garden shed. A trellis archway then gives access to the remainder of the gardens, that are laid to a mixture of shingle and Astroturf. There are then shrub and herbaceous beds and borders as well as vegetable growing areas. Timber summer house with decking Veranda, power and lighting. Further timber garden shed. Timber panelled fence boundaries.

#### **Tenure**

The property is FREEHOLD

#### **Services**

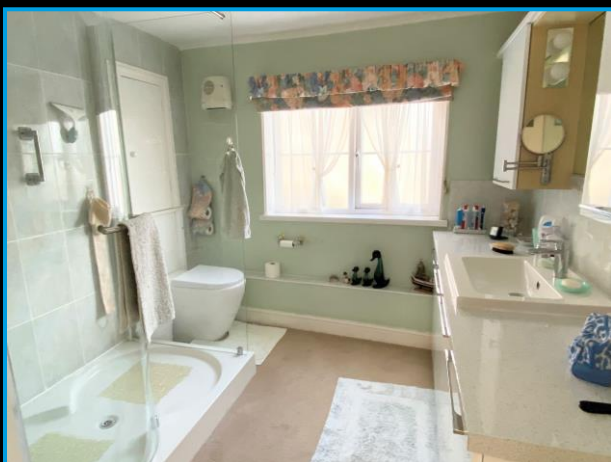
All mains services are connected. Council Tax Band C

#### **Mortgage Assistance**

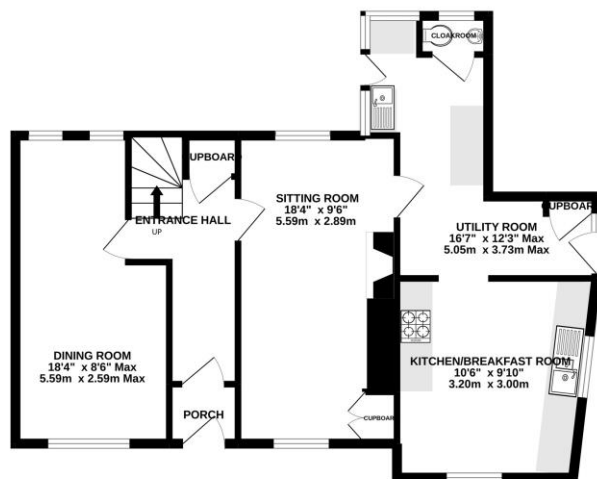
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

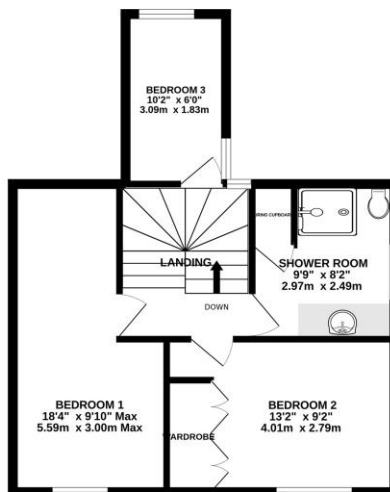
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GROUND FLOOR



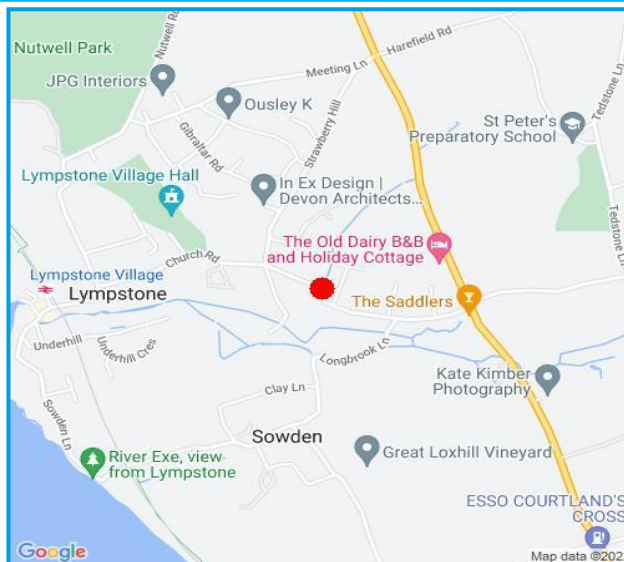
1ST FLOOR



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 our prominent Town centre office, proceed out of town, past Marks & Spencer Food Hall, along Exeter Road. After leaving Exmouth, and at The Saddlers Arms, turn left at the traffic lights into Longmeadow Road and signposted Lympstone. After passing Harefield Road, the property will be found on the right hand side, clearly identified by our For Sale sign



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