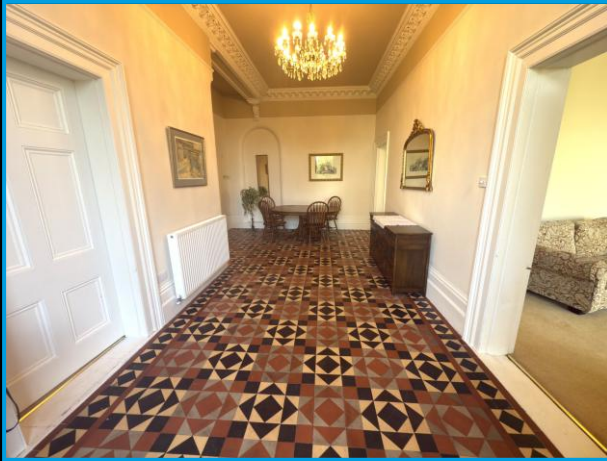


Offers in Excess of £250,000

Flat 3 Tedstone House, Tedstone Lane, Lympstone, EX8 5AX



- Self Contained Ground Floor Country Apartment • Retaining Many Period Features
- Elegant Reception Hall • Dual Aspect Sitting Room With Open Fire • 2 Double Bedrooms
- Modern Fitted Kitchen With Appliances & Modern Fitted Shower Room • Own Enclosed Garden, Garage
- NO ONWARD CHAIN



Location

The original Tedstone House was divided into 6 apartment's in the 1960`s. Situated on Tedstone Lane, the property is c. half a Mile from both Lymstone village and the Coastal town of Exmouth, both enjoying many day to day amenities including water Sport activites and Railway stations. The Cathedral City of Exeter is just a 20 minute drive away, as is the M5 Motorway, with Exeter International Airport just a 25 minute drive from this apartment.

Accommodation

Step up to Original wooden front entrance door, with marble pillars to either side, leading to:

Reception Hall 23'8" (7.21m) x 13'7" (4.14m) Max

12 foot high ceiling. An elegant room with original ceiling cornice coving and ceiling rose, original Mosaic tiled flooring. High skirting boards. Picture rail. Radiator. Smoke alarm. Doors leading to all rooms.

Sitting Room 20'5" (6.22m) Into Bay x 16'3" (4.95m)

Dual aspect having walk - in bay window to front and further window to side. 12 foot high ceiling. Focal point of open fireplace having a marble mantle and surround with a tiled back and hearth. 3 radiators. Original ceiling cornice coving. Ceiling rose. Picture rail.

Kitchen 18'5" (5.61m) x 9'11" (3.02m) Max

An L shaped room. Dual aspect having 2 uPVC double glazed windows to side and sash window to front. Good range of modern fitted cupboard and drawer storage units with Wooden work surfaces, matching up stands and tiled splash backs. Ceramic one and a half bowl sink with single drainer unit and mixer tap. Built - in 4 ring electric hob. Eye level electric oven, grill and microwave. Integrated slimline dishwasher. Integrated fridge and freezer. Integrated washing machine. Radiator.

Bedroom 1 16'7" (5.05m) x 13'6" (4.11m)

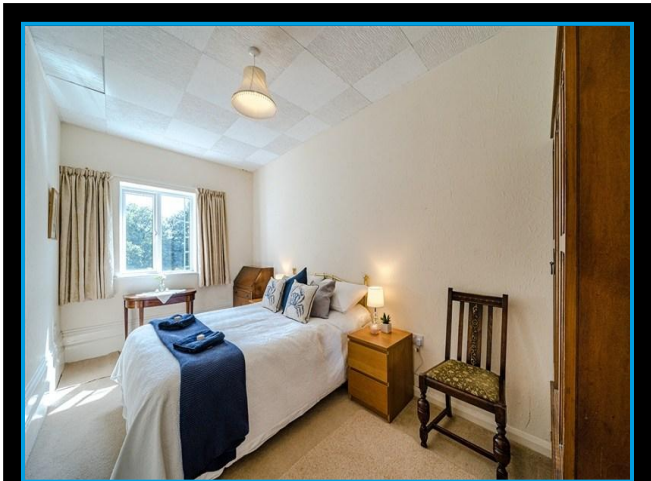
12` foot high ceiling. Sash window overlooking front garden. 2 built - in shelved storage cupboards to either side of chimney breast. Radiator. High skirting boards. Picture rail. Ornate ceiling coving.

Bedroom 2 16'5" (5m) x 8'7" (2.62m)

uPVC double glazed window to side. Radiator.

Shower Room

Modern fitted white suite of tiled shower cubicle with thermostatically controlled shower unit, including Rainfall waterhead, low level WC and vanity wash hand basin. Wooden flooring with underfloor heating. Heated towel rail. Extractor fan. Access to loft space which also houses the electrically heated Combi boiler that supplies the central heating and domestic hot water.



Externally

The property has its own enclosed Garden immediately to the front of the apartment. There is a stone shingle pathway that leads up to the front entrance door. The remainder of the gardens are then laid to lawn with shrub and herbaceous beds and borders that provides year round interest and colour. To the side of the property is:

Garage 18'3" (5.56m) x 8'11" (2.72m)

Up and over door to front. Window to rear. Power and light connected. Parking to the front of the garage.

Tenure

The property is LEASEHOLD. We understand there are c. 125 years remaining on the lease. The Freeholder owns 3 of the 6 flats that form Tedstone House, so there is no formal management company with any costs on an `as and when` basis, the current vendors pay 20% of those costs. Ground Rent for property and garage is £26 per annum. Annual Building Insurance is c. £205

Services

Mains Water (on water meter) & Electricity are connected. No mains Gas available. Septic Tank at bottom of neighbouring land (which belongs to the Freeholder) with an annual cost to this apartment of c. £70. Council Tax Band B

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

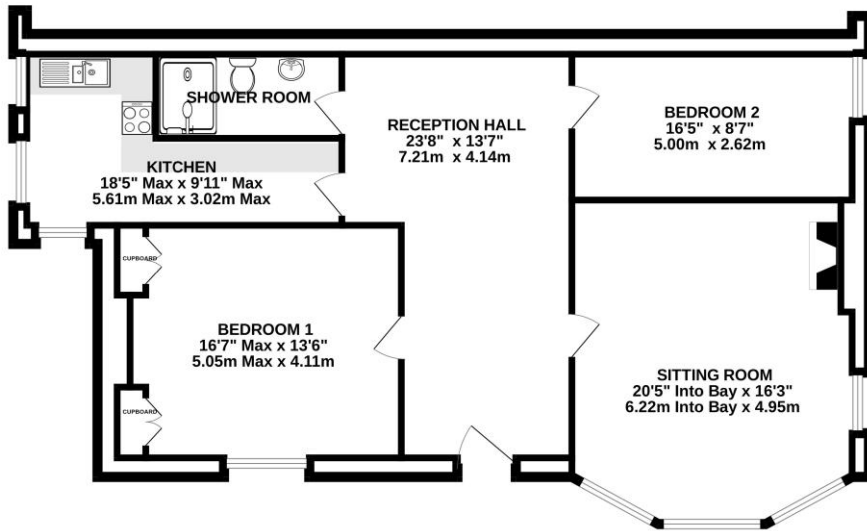
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Agents Note

These are draft particulars and are awaiting vendors verification



GROUND FLOOR



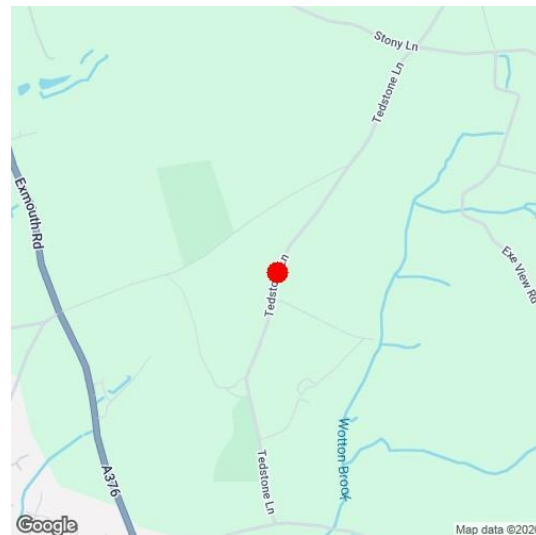
TEDSTONE LANE, LYMPSTONE

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.
Made with Metropix 03/20

Directions

From our prominent Town Centre office, head down Rolle Street. Turn left at the first roundabout, then right at the next onto Marine Way, passing Exmouth Train Station. Continue onto Exeter Road, leaving Exmouth and heading towards Lympstone. At the traffic lights with The Sadler Inn on your left, turn right into Wootton Lane. Take the first left into Tedstone Lane where the entrance to the property will be clearly identified by our For Sale sign.

Energy Efficiency Rating	
Current	Potential
<p>Most energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
40	67
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: 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.