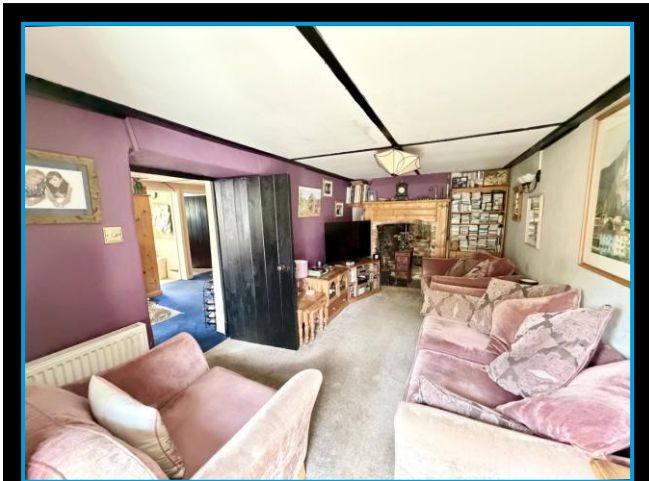


Guide Price £350,000

3 Gulliford Cottages, Exmouth Road, Lypstone, EX8 5AQ



- A Charming Grade II Listed Semi Detached Cottage • 3 First Floor Bedrooms • Stunning And Extensive Well Stocked Mature Gardens • Sitting Room And Separate Dining Room
- Modern Kitchen & Downstairs Bathroom/WC • Conservatory/Garden Room
- Timber Framed Summer House And Workshop • Early Viewing Essential



Accommodation

Ground Floor

Pathway leading to the front entrance door to:

Sitting Room 16'5" (5m) Max x 8'10" (2.69m)

Window to the front. A characterful room with feature exposed brick fireplace with wooden surround and mantel and woodburner stove. Radiator. TV aerial point. Door to:

Dining Room 18'7" (5.66m) x 9'0" (2.74m) Max

Window to the front. Open fireplace with brick surround and wooden mantel. 2 Radiators. Stairs rising to the first floor. Doors to:

Kitchen 13'4" (4.06m) x 6'0" (1.83m)

Window to the front and internal window to the side. Range of base cupboard and drawer units with matching wall units. Work top surface with tiled splash back. Inset one and a half bowl sink unit. Space for range style cooker with cooker hood over. Space and plumbing for washing machine. Tiled floor. Door to:

Conservatory/Garden Room 16'3" (4.95m) x 8'4" (2.54m)

Enjoying a sunny aspect and an outlook over the garden. Double glazed with sliding doors onto the garden. Radiator. Gas fired boiler supplying the domestic hot water and central heating.

Bathroom/WC

Window to the side. White suite comprising a shaped shower bath with built-in shower. Glazed shower screen. Pedestal wash hand basin. Close-coupled WC. Heated towel rail. Tiled walls.

First Floor

Landing

Window to the rear. Access to boarded loft space. Doors to:

Bedroom 1 16'11" (5.16m) x 8'9" (2.67m)

Windows to the front and rear. Extensive fitted wardrobes with over bed storage cupboards. Matching dressing table. Radiator.

Bedroom 2 9'4" (2.84m) Max x 8'3" (2.51m) Max

Window to the front. Radiator.

Bedroom 3 10'3" (3.12m) x 5'8" (1.73m)

Window to the side. Potential as office/study.





Externally

The property is approached through a picket gate giving access to the front door and pathways leading through the extensive gardens and around to the side patio area.

The gardens are a particularly impressive feature of the property with a westerly facing patio leading up to a raised decked sitting area overlooking fields. In this area there are a timber framed SUMMER HOUSE with power and light a a further timber framed WORKSHOP with power and light. Pathways meander through mature planting leading to extensive lawned gardens with a further metal framed pergola offering a sheltered dining area amongst the trees. The garden features a wide variety of mature trees and flowering shrubs including a Willow and Walnut trees and a specimen Wisteria with an abundance of blooms.

Tenure

The property is FREEHOLD

Services

Mains electric, gas and water are connected. Drainage is via a septic tank. Council Tax Band D

Mortgage Assistance

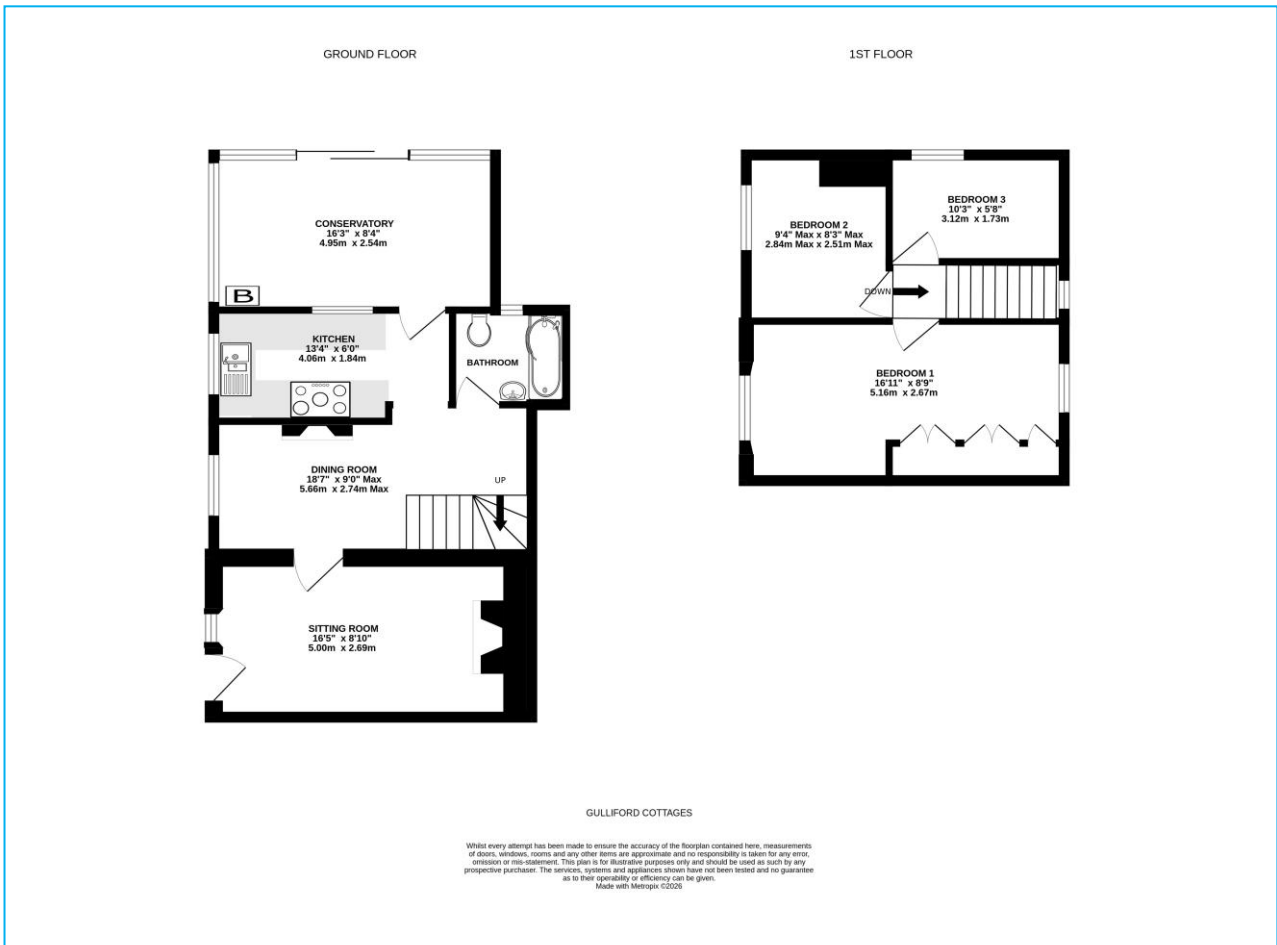
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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Agents Note

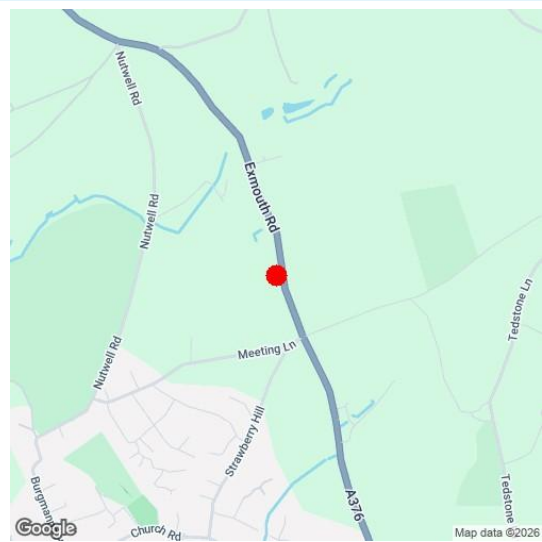
Please note these are draft particulars and are awaiting vendors verification. This property DOES NOT HAVE ANY ALLOCATED PARKING. However, the current vendor has used a hardstanding area located in a nearby lay-by. Whilst they have used this continually, it is not an official parking area and they do not have ownership of this.



Directions

From our prominent Town Centre office, proceed out of Exmouth on the A376 Exeter Road heading towards Lympstone. Pass the Saddlers Arms on your left, then after passing the next crossroads junction, the property will be found a very short distance down on the left hand side, parking in the end of the bus stop/lay-by is advised.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs	
(92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
73	85
England & Wales	
EU Directive 2002/91/EC	



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.