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LINKS
ESTATE AGENTS

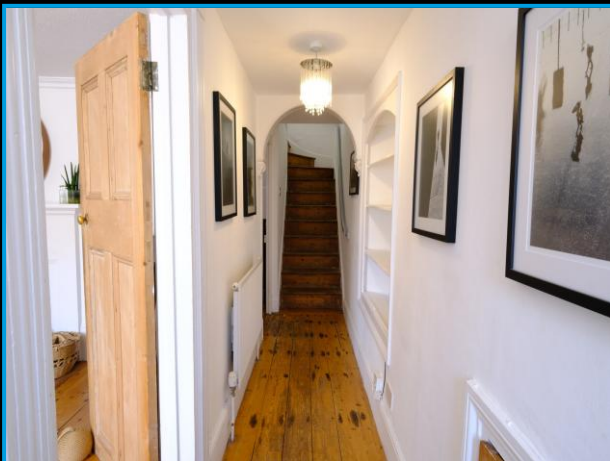
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Guide Price £485,000

1 Bridge Cottages, Lypstone, Exmouth, EX8 5EU



- Charming Grade II Listed Village Cottage • Strolling Distance Of Shop, Pubs & Railway Station
- Retaining Many Period Features • Gas Central Heating • Sitting Room With Open Fire, Dining Room With Log Burner • Galley Kitchen, Utility / Cloakroom • 3 Good Sized Bedrooms, Bathroom Having 4 Piece Suite • Small Area Of Courtyard, NO ONWARD CHAIN



Lympstone

Lympstone is a charming village and civil parish where History meets community spirit. Located on the Eastern shore of the River Exe, the village has a Primary school, doctors surgery, 2 churches, public houses and village shop. The village lies on the Exe Estuary Trail (26 Miles of cycleway along both sides of the River Exe) and the half hourly Avocet train line linking Exmouth with Exeter Central & St Davids. With its iconic Clock Tower, lively traditions, seaside activities and scenic pathways, its a perfect place to call home.

Accommodation

Ground Floor

Hardwood front entrance door, beneath storm canopy, with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor. Radiator. Useful storage cupboards. Shelving to wall arch. Decorative archway. Wall mounted electric meter and trip switch fuse box. Stripped, sealed and exposed floorboards. Smoke alarm. Doors leading to dining room and:

Sitting Room 16'9" (5.11m) Into Bay x 12'4" (3.76m)

Walk - in curved bay window to front. Focal point of fireplace feature with an open fire and slate hearth. 2 Radiator's. Useful shelved recess. Stripped, sealed and exposed floorboards.

Dining Room 12'9" (3.89m) x 11'6" (3.51m)

Sash window to side overlooking small Courtyard area. Focal point of cast iron log burner within a fireplace surround including a Stone hearth. Useful under stairs storage cupboard. Radiator. Stripped, sealed and exposed floorboards. Wall mounted central heating thermostat Step up to wooden door leading to:

Kitchen 19'2" (5.84m) x 4'0" (1.22m)

2 uPVC double glazed windows to rear. Composite external door. Range of cupboard and drawer storage units with Marble work surfaces and matching up stands. Belfast sink with mixer tap and work surface drainer. Built - in 4 ring gas hob with electric oven below and filter hood above. Space under worktop for fridge etc. Radiator. Tiled flooring. Cupboard housing the gas fired Combi boiler that supplies the central heating and domestic hot water. Door leading to:

Utility / Cloakroom

uPVC double glazed window to rear. Modern fitted white suite of low level WC and wall mounted wash hand basin. Space and plumbing for washing machine. Heated towel rail. Extractor fan. Fully tiled walls and floor.

First Floor

Landing

Staircase rising to 2nd floor. Useful storage cupboard. Smoke alarm. Stripped, sealed and exposed floorboards. Doors leading to bathroom and:

Bedroom 1 16'5" (5m) Into Bay x 16'2" (4.93m)

Walk - in curved bay window to front. Ornate cast iron fireplace feature. Pedestal wash hand basin. Useful shelved storage cupboards. Stripped, sealed and exposed floorboards. Radiator.



Bathroom 10'1" (3.07m) x 9'6" (2.9m) Into Bay

Walk - in bay window to side. 4 piece white suite of freestanding bath with mixer tap and shower attachment, shower cubicle with thermostatically controlled shower unit and tiling to ceiling height, low level WC and pedestal wash hand basin. Radiator. Stripped, sealed and exposed floorboards.

Second Floor

Landing

Useful storage cupboard. Stripped, sealed and exposed floorboards. Doors leading to:

Bedroom 2 14'7" (4.45m) x 13'0" (3.96m)

Part sloped ceiling. Window to front. Useful storage cupboards. Radiator. Stripped, sealed and exposed floorboards.

Bedroom 3 11'6" (3.51m) x 9'1" (2.77m)

Part sloped ceiling. Window to side giving views of the Exe Estuary and Haldon Hills. Useful storage recess. Access to loft storage space. Radiator. Stripped, sealed and exposed floorboards.

Externally

Accessed via the kitchen door, there is a small area of outside space, adjacent the dining room ideal for table and chairs. To To the front is a small area of garden laid to decorative Stone chippings with a low boundary wall, outside water tap and gas meter box.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band E

Mortgage Assistance

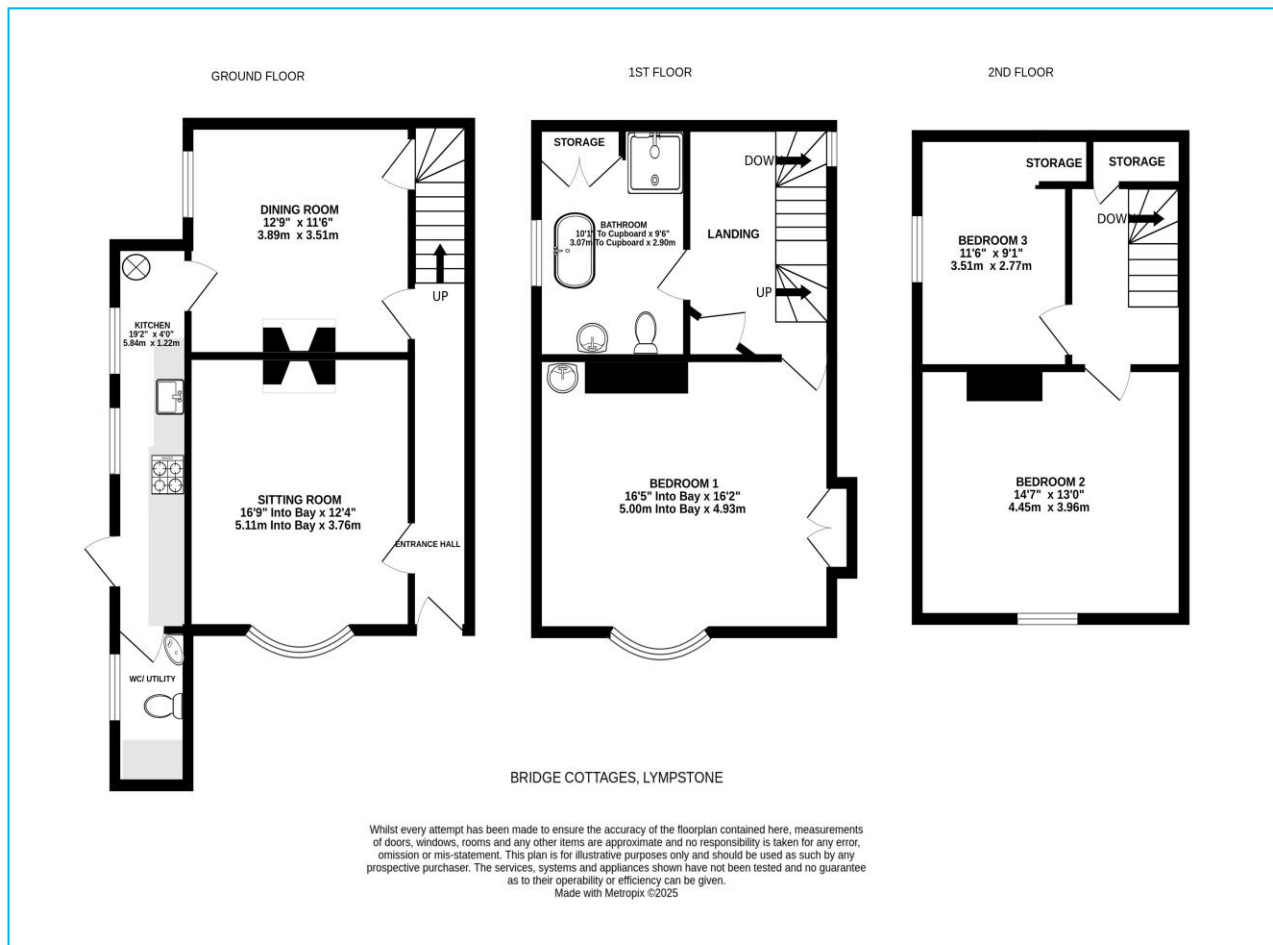
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

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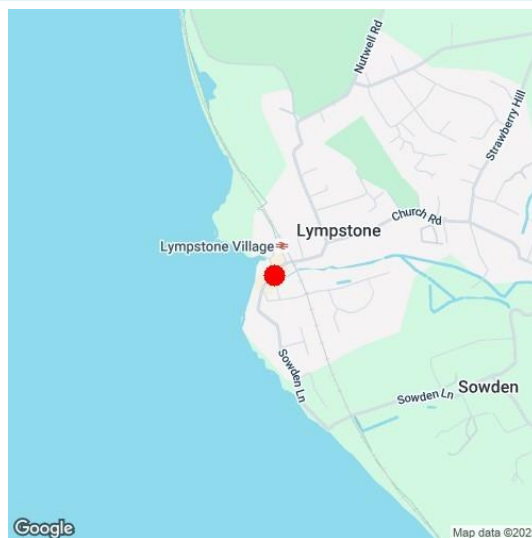
Agents Note

These are draft particulars and are awaiting vendors verification



Directions

From the A376 traffic lights with The Saddlers Arms, proceed into Lymestone Village Centre via Long Meadow Road. Proceed under the railway bridge, past the Railway Station and The Swan Inn where the property will be found on the right hand side, clearly identified by our For Sale sign.



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

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