



naomi j ryan
estate agents



Cottage



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road Nearby



Garden: Front
Courtyard



Council Tax Band: C

£1,195

Sowden Lane,
, Lympstone, EX8 5HB

www.naomijryan.co.uk

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£1,195

Deposit Amount: £1,378



SUMMARY

Cliffe Cottage is a stunning grade II listed property in the well regarded and sought after location of Lymptstone, Devon which lies on the beautiful Exe Estuary in Exeter.

The property is exceptionally well presented throughout and is offered on a part furnished basis. There are two double bedrooms, one on the lower ground floor and a further on the first floor. The open plan living space is upon entry to the cottage, on the ground floor. There is also a modern shower room on the first floor. Outside to the front is a private, enclosed courtyard garden with table and seating.

If desired the lower ground floor bedroom could be used as a spacious sitting room, leaving one double bedroom to the first floor.

The village of Lymptstone is situated on the east side of the River Exe, on National Cycle Route 2, between Exmouth in the south and Topsham to the north, and benefits from two pubs, village shop, hairdressers, café and train station.

Available to let from the end of November.

Would suit a professional couple or individual.

EPC Rating C.

Council Tax Band C.

In person viewings only, please call or email the office to book.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

