



naomi j ryan
estate agents



Cottage



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road



Garden: Front
Courtyard



Council Tax Band: C

£1,200

Sowden Lane,
, Lympstone, EX8 5HB

www.naomijryan.co.uk

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£1,200

Deposit Amount: £1,384

SUMMARY

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

The property is exceptionally well presented throughout and is offered on a furnished basis; currently used as two double bedrooms, one in the basement 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 basement bedroom could be used as a spacious sitting room, leaving one double bedroom to the first floor.

The village of Lypstone 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 start of September 2024.

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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