



Guide Price £795,000
6 Gulliford Close, Lympstone, Exmouth, EX8 5DG



An extended modern detached house at the end of a small sought after cul-de-sac in the sought after village of Lympstone.

- **Attractive sitting room with a bay window.**
- **Impressive modern kitchen/dining room with built in appliances.**
- **UPVC double glazed conservatory.**
- **Utility room and cloakroom.**
- **Office/extended utility room.**
- **Four first floor bedrooms – one with an ensuite shower room/w.c.**
- **Family bathroom/w.c.**
- **Gas central heating & UPVC double glazing.**
- **Generous size plot with landscaped gardens.**
- **Garage & brick paved driveway parking for three cars.**
- **Solar PV panels & car charging point.**
- **Insulated timber summer house/gym.**
- **Council Tax Band = E**
- **EPC = B**

Worth viewing because...

This executive style four bedroom detached house has recently been extended and was originally built circa 2020 to a high specification throughout. Situated at the end of a small cul-de-sac the property enjoys generous size landscaped gardens and easy access to all the village amenities.

In more detail...

To the side of the house is a wide brick paved driveway with a car charging point leading to a good size garage with power/light connected. The landscaped gardens are level and wrap around the house incorporating lawn, patio, timber shed and an insulated summer house/gym also with power/light connected. The accommodation on the ground floor offers a good size hall with stairs rising to the first floor and a cloakroom. Further doors then lead to a sitting room with a front aspect bay window, spacious kitchen/dining room with a comprehensive range of built in units incorporating a fan assisted electric oven & hob, fridge/freezer and dishwasher. Leading off this room is a fine UPVC double glazed conservatory and utility room housing the energy efficient gas condensing boiler. To the side of the property is a useful single-story extension with a high vaulted which is currently used as an additional utility space but would make a great office for those working from home.

A first-floor landing provides access to four bedrooms with the main bedroom having its own ensuite shower room/w.c. The fourth bedroom is currently arranged as an office with built in wardrobes along one wall. There is also a well-appointed family bathroom/w.c. Other features include gas central heating, UPVC double glazing and solar PV panels on the roof providing cheaper daytime electricity.

Bear in mind...

The land adjoining the rear and side of the property will be developed at some point in the future. A site plan is available to show the limited impact that this will have on this property. Gulliford Close is a private road and the residents pay a small contribution towards its upkeep.

The Village of Lympstone...

Lympstone itself is a lovely picturesque riverside village with a strong community. The village has four pubs all with restaurant areas, a church, primary school, sailing club, tennis club, shop, cafe and post office, Village Hall and playing fields, plenty of footpaths for walks and multiple other clubs and societies. Lympstone is well-placed, being on the Exmouth to Exeter branch railway line, the route 2 bike path from Exmouth to Topsham and is within short distance of local beaches and Woodbury Common for walks and riding.

Directional Note...

From Exeter take the Exmouth Road passing through Topsham, Ebford and Exton. After the Lympstone Marine training camp take the second turning to the right into Lympstone, then fork left onto Strawberry Hill. Continue down the hill where the entrance to Gulliford Close is on the right. The property is located on the right-hand side at the head of the cul-de-sac.

Measurements...

Hall – 4.49 x 1.97 including the stairs area.

Cloakroom – 1.97 x 0.98

Sitting room – 4.61 into the bay x 4.27

Conservatory – 3.35 x 2.60

Kitchen/dining room – 7.42 x 3.05

Utility room – 1.97 x 1.71

Extended Utility Area/Office – 4.31 x 2.57



Bedroom 1 – 4.27 x 3.70 maximum measurements including the wardrobe area.

Ensuite shower room/w.c. – 2.26 x 1.53 maximum measurements.

Bedroom 2 – 3.07 x 2.88 maximum measurements.

Bedroom 3 – 3.06 x 2.43 excluding the door recess.

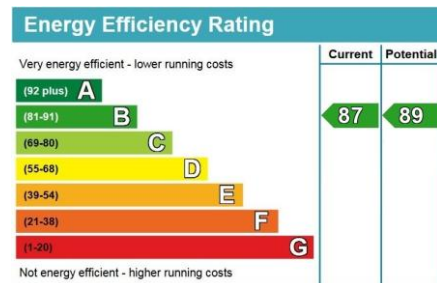
Bedroom 4/office – 3.05 x 1.99 including the wardrobe area.

Bathroom/w.c. – 2.07 x 1.87

Garage – 6.13 x 3.05

Summer house/gym – 3.02 x 2.72

Services – All mains services are connected.



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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

