



Guide Price £500,000

Pax Cottage, 1 Bakers Cottages, Longmeadow Road, Lympstone, Exmouth, Devon, EX8 5LP





An attractive Grade 11 Listed end terrace Character cottage with a newly thatched roof and superb South -facing rear garden with a small stream to the rear boundary enjoying much privacy.

There is also driveway parking for several cars leading to two adjoining garages.

**The accommodation has been thoughtfully extended and modernised.
The property sits in a sought -after village location.**

Spacious open planned Sitting Room /Dining Area with a feature fireplace.

Modern Kitchen, separate Utility Room.

Ground floor Garden Room/Bedroom 3. Bathroom/WC.

2 first floor Bedrooms, Bathroom/WC.

Part Double glazing, Gas Central heating

SITUATION

The village of Lympstone has many amenities, including 3 Public Houses, a Primary School in the middle of the village, with St Peter's Independent school on it's outskirts, Shop, Post Office, Doctors Surgery, Sailing Club, Village Hall as well as a park and several recreational spaces. Lympstone has great transport

connections to both Exmouth & Exeter, either by train, bus or the Exe Estuary Cycle track. Exmouth town is less than 2 miles away boasting over 3 miles of glorious golden sands, a vibrant shopping centre that hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. The property is also well placed to take advantage of the East Devon countryside, with Woodbury Common less than a mile away.

The accommodation comprises (all measurements are approximate):

GROUND FLOOR

SITTING ROOM

15' 5" (4.70m) x 14' 3" (4.34m):

An attractive room with exposed ceiling beams. Feature fireplace. Front and side aspect windows. Central staircase rising to the first floor. With access to

DINING AREA

14' 3" (4.34m) x 14' (4.27m):

Twin aspect windows. French doors leading out to the rear garden. Door to

KITCHEN:

10' 6" (3.20m) x 10' 2" (3.10m):

A range of modern units comprising a 1 ½ bowl single drainer stainless steel sink unit with worktop surfaces. Built in cupboards and built in Neff appliances.

Electric 4 ring hob, fan assisted oven with an additional oven over. Built in cupboard. Open- plan access to

REAR LOBBY:

10' 3" (3.12m) x 18' 4" (5.6m):

Door leading out to the rear garden. Built- in Cupboard. Access to a passageway which leads to

GARDEN ROOM /BEDROOM 3:

18' 7" (5.66m) x 10' 3" (3.12m):

A versatile room with twin aspect windows and french doors leading out to the rear garden. Large built -in wardrobe.

BATHROOM/WC:

6' 11" (2.11m) x 5' 9" (1.75m):

Comprising a panelled bath, pedestal wash hand basin, low level WC. Window.

UTILITY:

5' 9" (1.75m) x 5' (1.52m):

Space and plumbing for automatic washing machine and tumble dryer. Window.

FIRST FLOOR:**BEDROOM 1:**

14' 3" (4.34m) x 14' (4.27m):

A fine main bedroom with a range of built-in wardrobes. Rear aspect window.

BEDROOM 2:

12' 5" (3.78m) x 12' 2" (3.71m):

Front aspect window. Built in double wardrobe. Wash hand basin.

SHOWER ROOM/WC:

9' (2.74m) x 6' 6" (1.98m):

A modern suite comprising a fitted shower. Pedestal wash hand basin, low level WC, bidet. Gas boiler. Airing cupboard housing the hot water cylinder.



OUTSIDE:

The gardens are a wonderful feature of Pax Cottage, approached from longmeadow road via a gravelled driveway which in turn leads to a private driveway with parking for 2/3 vehicles, beyond which are two single garages. A pedestrian gate leads to the rear garden which extends from the rear elevation of the property in a southerly direction. The gardens are partly enclosed by a perimeter wall giving an excellent degree of privacy with a courtyard, beyond which are lawned level gardens bounded by mature planted beds as well as numerous fruit trees,apple, plum, and fig. To the rear boundary is a small stream.

GARAGE1

16' 5" (5.00m) x 9' 3" (2.82m):

GARAGE 2

11' 6" (3.51m) x 9' 2" (2.79m):

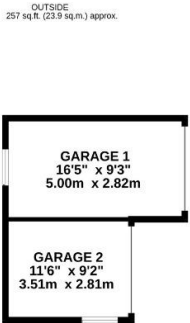
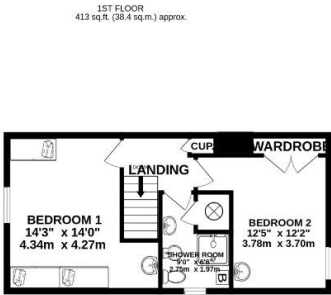
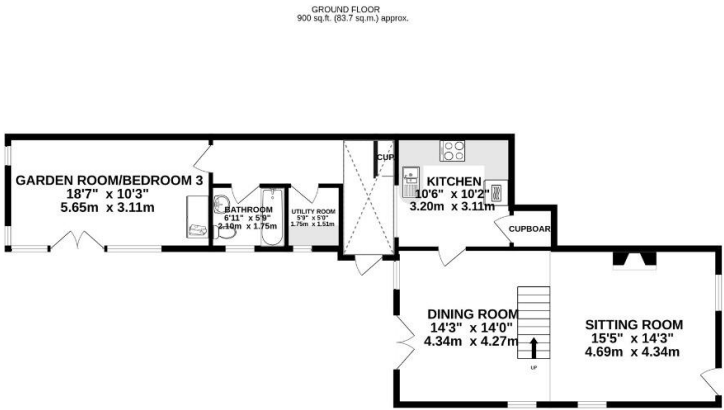
DIRECTIONS:

From Exmouth proceed towards Exeter along the A376 road. When approaching allLympstone turn left by the traffic lights and saddlers arms onto Longmeadow road. This property can be found a short way down on the left hand side.

WHAT3WORDS brands.cropping.daytime

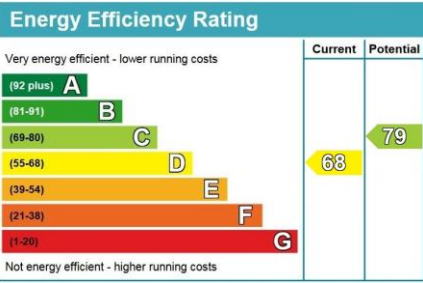
TENURE Freehold

SERVICES All main Services are connected.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Health and Safety Statement

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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.

