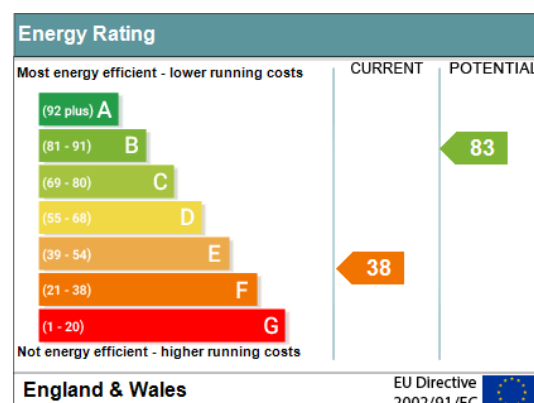
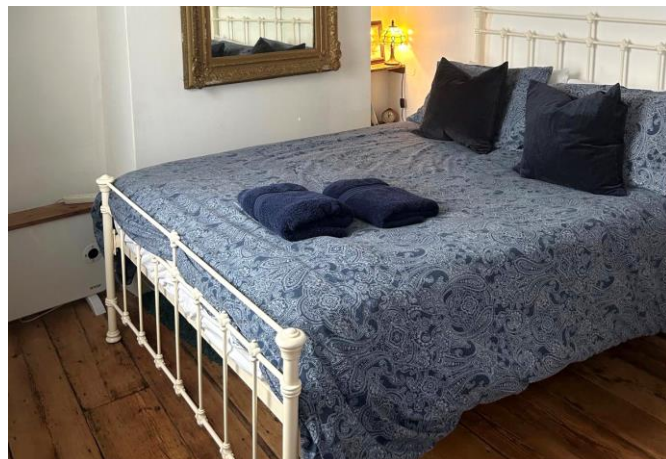




Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

The Pepperpot, Brookside, Lymstone, EX8 5JP

GUIDE PRICE:
£275,000
TENURE Freehold



A Charming Cottage Located In The Heart Of Lymstone Village Ideal As A Holiday Home Retreat Or Permanent Home

Open Plan Sitting/Dining Room And Kitchen Area • Two First Floor Bedrooms
First Floor Bathroom/WC • Double Glazing • Super Characterful
Accommodation Viewings Highly Recommended • No Onward Chain
Currently Run As A Successful Air B&B

The Pepperpot, Brookside, Lympstone, EX8 5JP

This charming little cottage is situated in the historic village of Lympstone and sits just off the main street in the old part of the village. Just around the corner is the shop, train station and The Swan Inn.

Lympstone is a sought after East Devon Village off the River Exe, with a harbour, surrounded by traditional fisherman cottages. It has selection of pubs, church, village shop, cafes, primary school, railway station and a variety of clubs and societies including an active sailing club.

THE ACCOMMODATION COMPRISES: Wooden stable style door to:

OPEN PLAN SITTING/DINING/KITCHEN AREA: 4.67m x 3.86m (15'4" x 12'8")

KITCHEN AREA: Fitted with solid wood work tops with cupboards and drawer units beneath and inset four ring electric hob with oven beneath; belfast style sink unit; tiled surrounds; solid wood door to rear elevation feature stain glass window and tiled floor.

SITTING/DINING ROOM: Double glazed window to front elevation; wood burner stove set in chimney recess with slate hearth; cupboard housing electric meter; two further double glazed windows to side elevation.

From sitting room area staircase rising to:

FIRST FLOOR LANDING: Stripped wood flooring.

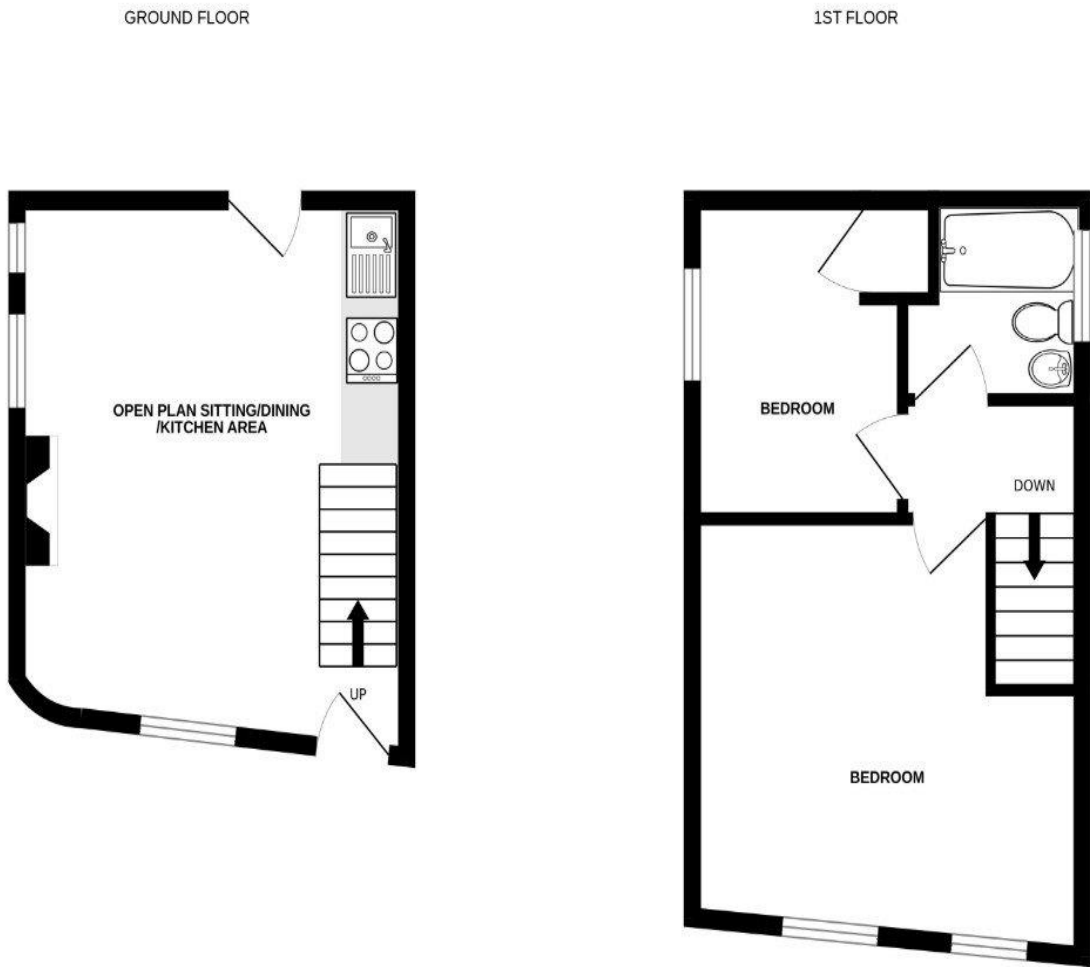
BEDROOM ONE: 3.66m x 2.84m (12'0" x 9'4") Maximum overall measurement: Feature ceiling beams; stripped wood flooring; two double glazed windows to front elevation.

BEDROOM TWO: 2.72m x 2.18m (8'11" x 7'2") Stripped wood flooring; cupboard housing water cylinder; double glazed window.

BATHROOM/WC: 1.83m x 1.8m (6'0" x 5'11") Comprising of bath with shower over with curtain and rail; pedestal wash hand basin; toilet and tiled flooring; also tiling to splash prone areas; double glazed windows,

OUTSIDE: Raised flower bed to the front of the property together with a seating area opposite the cottage. To the rear of the cottage is a shared Courtyard area with access to a private shed for housing bins and other outdoor equipment.

FLOOR PLAN:



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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