



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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2 Barnridge, Longmeadow Road,
Lympstone, EX8 5LG

GUIDE PRICE:
£450,000
TENURE Freehold



**A Stunning Period House Situated In The Sought After Village Of
Lympstone Enjoying Characterful Period Features Mixed With Stylish
Modern Day Living**

Bay Window Lounge * Dining Room * Stylish Kitchen
Three Bedrooms - Main Bedroom With Well Appointed Modern Ensuite Shower Room/WC
Main Bathroom/WC * Gas Central Heating * Double Glazed Windows
Attractive Rear Garden * Viewing Highly Recommended

2 Barnridge, Longmeadow Road, Lymestone, EX8 5LG

SITUATION: Lymestone is a highly regarded village in the favoured Exe Estuary with an excellent range of local facilities including a sailing club, four pubs, village hall, general store, post office, primary and pre-schools as well as an independent preparatory school. There is a railway station connecting to Exeter. Nearby is the Exe Estuary Trail, a cycle path and walkway which runs around Exe Estuary linking Exmouth, Exeter and Dawlish. The centre of Exeter is 8.5 miles whilst junction 30 of the M5 motorway is 8 miles.

THE ACCOMMODATION COMPRISES: Composite front door giving access to:

ENTRANCE VESTIBULE: Cupboard with electric meters; inner door with pattern glass:

RECEPTION HALL: Mosaic tiled floor, radiator; coat rack; stripped wood floor; staircase rising to the first floor landing.

LOUNGE/DINING ROOM:

LOUNGE: 4.57m x 4.22m (14'12" x 13'10") Narrowing to (12'5") 3.78m Stripped wood flooring; double glazed bay window to front elevation; log burner stove standing on a slate hearth; television point; picture rail; radiator.

DINING ROOM: 3.91m x 3.68m (12'10" x 12'1") Stripped wood flooring; chimney recess with tiled hearth; picture rail; radiator; double glazed window to rear elevation; door to understairs cupboard.

KITCHEN: 4.34m x 3.1m (14'3" x 10'2") Fitted with solid wood work top surfaces with cupboards and drawer units; integrated dishwasher beneath; belfast style sink unit set in a granite work top surface with integrated drainer; Range master oven with tiled splash back and chimney style extractor hood over; integrated upright fridge and freezer; pull out larder style cupboard; open shelved larder cupboard; tiled floor with underfloor heating; recess ceiling led spotlighting; double glazed windows to side and rear elevation; uPVC door to outside.

FIRST FLOOR LANDING: With access to boarded roof space via loft ladder; fitted cupboard; double glazed window with patterned glass; dado rail.

BEDROOM ONE: 4.83m x 3.33m (15'10" x 10'11") Maximum overall measurement: Two sets of double glazed windows to front elevation enjoying a pleasant outlook towards fields; radiator; stripped wood flooring; feature fire surround; picture rail; television point.

ENSUITE SHOWER ROOM/WC: Stylishly fitted with double width shower cubicle with mira shower unit; tiled walls; sliding shower splash screen; pedestal wash hand basin with splashback surround and mirror fronted medicine cabinet; WC with push button flush and concealed cistern; heated towel rail; recess ceiling led spotlighting; extractor fan.

BEDROOM TWO: 3.63m x 3.02m (11'11" x 9'11") Double glazed tilt and turn window to rear elevation; feature fire surround; built-in wardrobe; stripped wood flooring; radiator; picture rail.

BEDROOM THREE: 2.92m x 1.68m (9'7" x 5'6") Plus doorway recess: Double glazed window; picture rail; radiator.

BATHROOM/WC: 2.62m x 1.98m (8'7" x 6'6") A superb suite comprising of a bath with fixed rainfall shower over; detachable shower hose; shower splash screen; tiling to splash prone areas; sink unit with wall mounted taps standing on a wooden display with cupboards under; chrome upright radiator; WC with push button flush; double glazed window with patterned glass; tiled floor; recess ceiling spotlighting.

OUTSIDE: Enjoying a slightly elevated position with patio steps rising to the property with an attractive front garden area. The rear garden is planned for ease of maintenance comprises of a patio terrace ideal for outside entertaining; raised flower beds; timber shed; outside store; outside lighting; shared pedestrian access.

FLOOR PLAN:



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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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