



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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28 Jackson Meadow, Lymington,
Exmouth, EX8 5GZ

GUIDE PRICE
£382,000
TENURE Freehold



A Beautifully Presented Semi Detached House Forming Part Of A Select Development Enjoying A Sought-After Village Setting

Ground Floor Cloakroom/Wc * Lounge * Modern Stylish Kitchen/Dining Room
* Three Bedrooms – Main Bedroom With En-Suite Shower Room/Wc * Family Bathroom Suite * Manageable Gardens * Driveway Parking * Viewing Strongly Recommended

28 Jackson Meadow, Lympstone, Exmouth, EX8 5GZ

Nestled away in the highly sought-after village of Lympstone is this delightful three bedroom semi detached house. Lympstone itself is a delightful Devon village off the River Exe and enjoys a selection of pubs, church, village shop, café, Primary School, railway station, a variety of clubs and societies including an active sailing club.

THE ACCOMMODATION COMPRISES: Front door with double glazed patterned window inset with entrance canopy over, giving access to:

ENTRANCE HALL: Radiator, coat rack, feature oak flooring, door to:

CLOAKROOM/WC: Fitted with pedestal wash hand basin with tiled splashback, WC, radiator, electric consumer unit and extractor fan.

LOUNGE: 5.49m x 4.57m (18'0" x 15'0") An attractive room with feature oak flooring, TV point, radiator, double glazed window to front aspect, recessed ceiling spotlighting, good sized understairs storage cupboard door to:

KITCHEN/DINING ROOM: 4.57m x 2.95m (15'0" x 9'8") Stylish room fitted with range of wood-effect work surfaces with cupboards and drawer units, plumbing for automatic washing machine and appliance space beneath worktops with tiled surrounds, inset ceramic single drainer sink unit with hose style mixer tap, wall mounted cupboards – one housing the gas Baxi boiler for hot water and central heating, space for upright fridge/freezer, radiator, TV point, recessed ceiling spotlighting, double glazed window overlooking the garden, double glazed double doors opening onto the rear garden.

FIRST FLOOR LANDING: Access to roof space, linen cupboard over stairwell recess with electric heater.

BEDROOM 1: 3.89m x 2.59m (12'9" x 8'6") Double glazed window to front aspect, radiator, built-in wardrobe, TV point.

EN-SUITE SHOWER ROOM/WC: Shower cubicle with fixed rainfall shower head hose and detachable hose, pedestal wash hand basin with tiled splashback, WC, chrome heated towel rail, ceiling extractor fan and ceiling spotlighting.

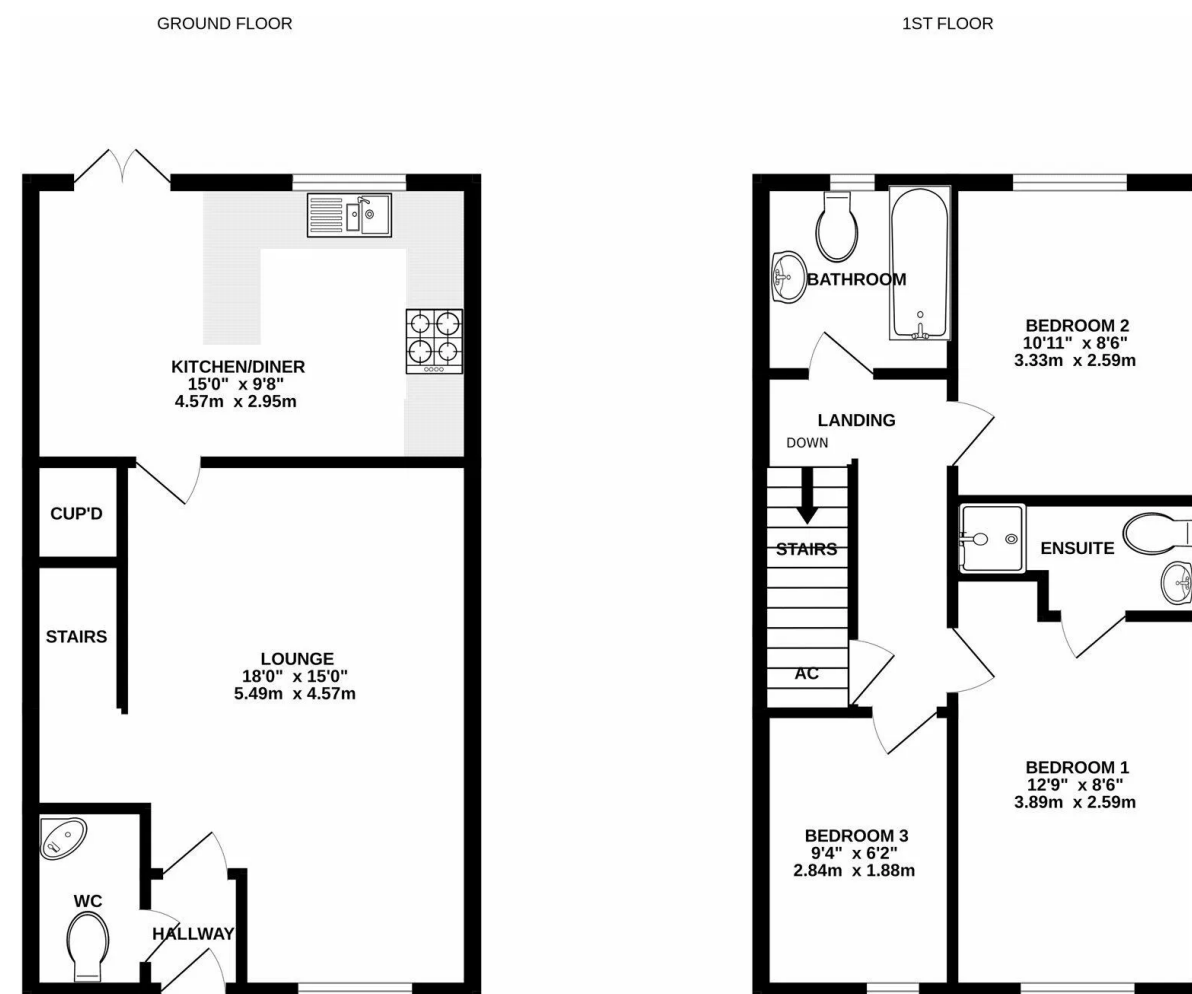
BEDROOM 2: 3.33m x 2.59m (10'11" x 8'6") Double glazed window to rear aspect enjoying an outlook over church grounds, radiator.

BEDROOM 3: 2.84m x 1.88m (9'4" x 6'2") Double glazed window to front aspect, radiator.

BATHROOM/WC: Comprising bath with shower attachment, pedestal wash hand basin, WC, tiling to splash prone areas, radiator, ceiling spotlighting, ceiling extractor fan, shaver socket, double glazed window with patterned glass.

OUTSIDE: In front of the property is a small garden enclosure with side gate giving access to the rear garden which is planned with ease of maintenance in mind comprising of decorative stone garden, patio sun terrace ideal for outside entertaining, outside tap and lighting, TIMBER GARDEN SHED. Driveway parking located close by.

FLOOR PLAN:



MARKETED BY BRADLEYS

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