



East of 
ESTATE AGENTS

Old Bridge House
Lympstone OIRO £545,000

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A rare opportunity to purchase a freehold property right in the heart of the village with the benefit of generating existing immediate income sitting directly on the Exe Trail. Upper residential maisonette with its own entrance, three bedrooms, large living room, kitchen/breakfast room and balcony. Ground floor retail unit with separate entrance, storeroom and cloakroom. Allows the possibility to purchase a home giving income or take over the retail space and live on site.

Freehold with mixed use income

- | Residential three bedroom upper maisonette
- | Ground floor retail unit giving £9,000 Per Annum Income
- | Separate Entrances. Ground floor with store room and WC
- | Maisonette with Kitchen/Breakfast room
- | Large Reception Room and Balcony
- | All very well maintained and presented
- | Centre of the village
- | Potential as residence with benefit of income
- | No Ongoing Chain

Ground Floor Shop/Cafe

Front door opens into entrance hall with vinyl flooring, wall mounted switch boards and meters, door with stairs to the first floor maisonette and doors to all ground floor rooms.

Cafe/Shop Front

Dual aspect with windows to front and side. Door providing customer access, feature beams, spot lights, vinyl flooring and recessed window seating.

Kitchen

with solid flooring, base units with double sink and drainer, strip lighting and open archway into:-

Storage Room

Window to side, shelving and pendant light.



WC

Window to front currently blocked off for advertising. Suite comprising close coupled WC, wall hung wash hand basin and ceiling light.

Maisonette

Approach

Cast iron steps from the back access path rise to the first floor offering access via steps to the raised outside seating area. Stable door opens into:-

Kitchen/Breakfast Room

Window to rear over outside seating area. Range of shaker style wall and base units with black laminate work tops over, inset sink with quarter drainer, double oven with built in microwave over, 5 ring gas hob with extractor hood over, built in fridge/freezer, dishwasher and space for washing machine. Vinyl flooring, spot lighting and door into:-

Inner Hallway

Carpeted hallway with stairs to second floor landing, airing cupboard housing boiler, stairs down to the ground floor shop front and doors to all first floor rooms.

Sitting/Dining Room

Large dual aspect room with south and west facing windows to front and side. Feature gas fireplace, two wall mounted radiators, storage cupboard, beams and two ceiling lights.

Bathroom

Double glazed frosted window to front aspect. New modern suite comprising close coupled WC, wash hand basin with cupboard under, large walk in shower with tinted shower screen and tiled wall, spotlights and window seat.

Second Floor Landing

Carpeted landing with ceiling light, feature beams and doors to all second floor rooms.

Bedroom 1

Double glazed south facing window to front aspect, wall mounted radiator, feature beams, built in eaves storage and ceiling light.

Bedroom 2

Double glazed window to side aspect, built in storage, wall mounted radiator, feature beams and pendant light.

Bedroom 3

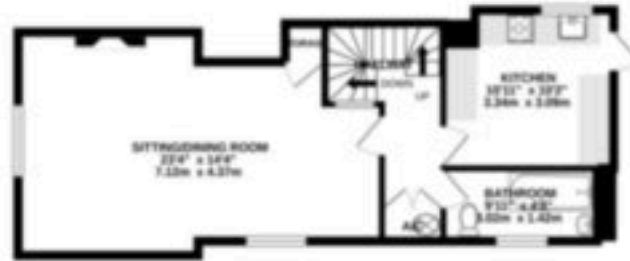
Double glazed south facing window to front aspect, wall mounted radiator and pendant light.

Outside Space

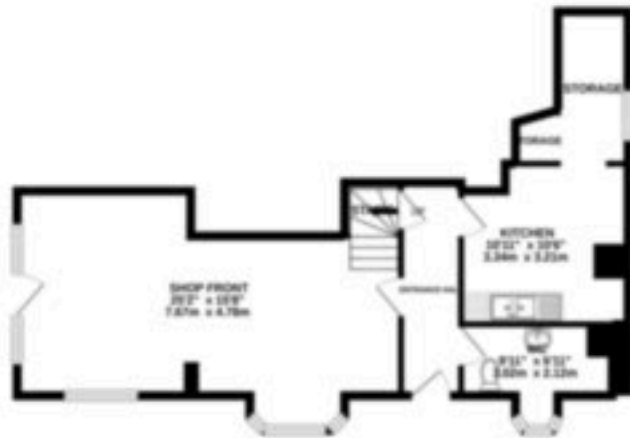
Raised first floor seating area to the rear of the property.



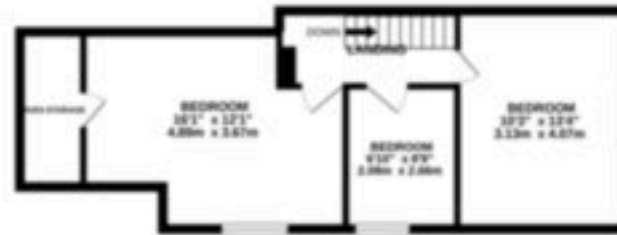
1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



GROUND FLOOR, SHOP FRONT
585 sq.ft. (54.4 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.5 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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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.