



East of **EXE**  
ESTATE AGENTS

Underhill Crescent  
Lympstone £600,000

# Underhill Crescent

## Lympstone £600,000

This charming, detached dormer bungalow is nestled in a sought-after and tranquil location in the heart of the pretty village of Lympstone. This three double bedroom property, including a master ensuite, offers a unique opportunity for those looking to create their dream home. While it is in need of modernising, its prime position and spacious layout provide an excellent foundation. With a lounge diner, kitchen, and ground-floor master bedroom, along with generous gardens, ample parking to the front and a garage, this home is brimming with potential.

Detached Dorm Bungalow | Three Double Bedrooms with Ground Floor Master Ensuite | Lounge Diner | Kitchen | Family Bathroom | Garage and Garden Store | West Facing Front Garden | Secluded Rear Garden | Ample Off-Road Parking | Desirable Location

### LOCATION

Situated in the desirable village of Lympstone, Underhill Crescent enjoys an enviable location with a wealth of local amenities and attractions. Just a 5-minute walk to Lympstone railway station, commuting and travel are exceptionally convenient. The property is close to local facilities and hostelrys, ensuring you're never far from daily essentials and social venues. And the Exe Trail cycle path and the riverbanks of the estuary are nearby, offering picturesque routes and stunning views. Additionally, the property provides easy access to both the vibrant city of Exeter and the coastal town of Exmouth, making it an ideal base for commuting and exploring the region.



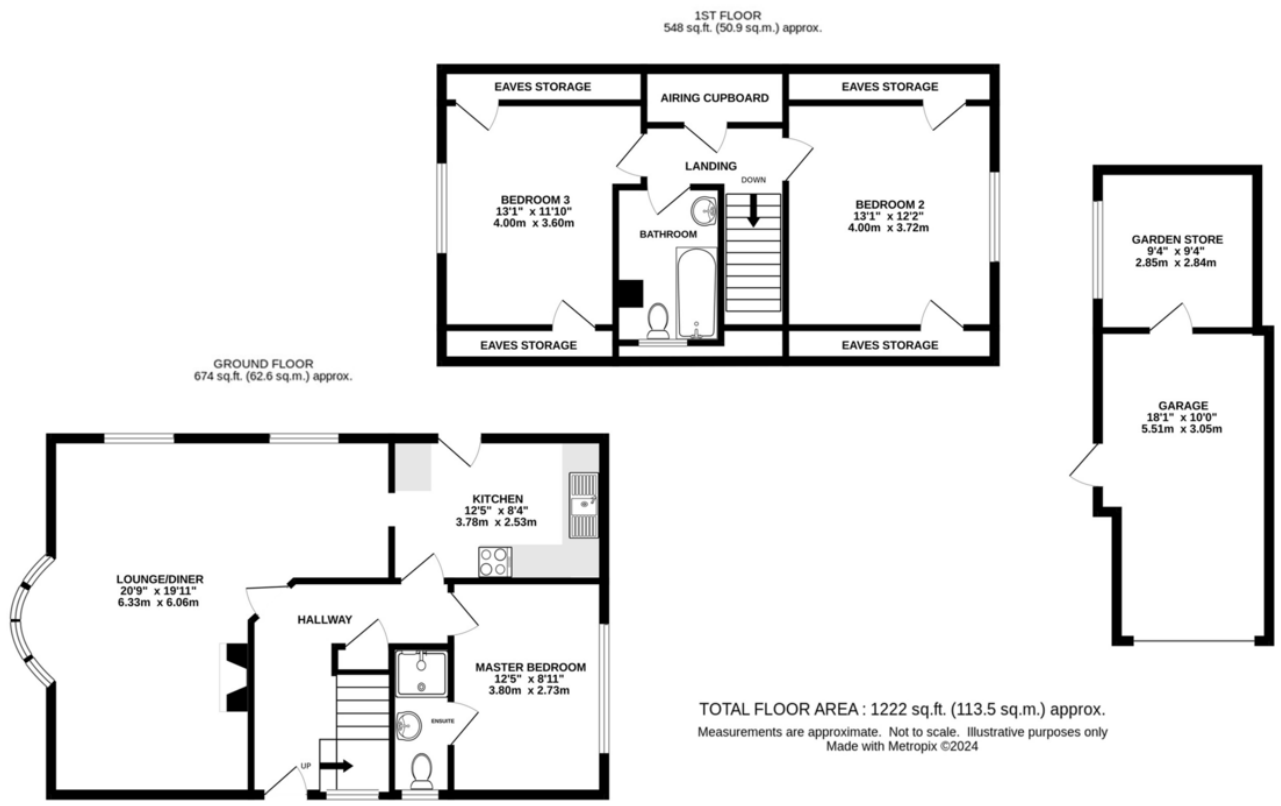
## DESCRIPTION

A generous entrance hall with stairs to the first floor opens out to a spacious lounge diner with its feature stone fireplace and a large bow window allowing natural light to flood in, creating a bright and airy atmosphere. Adjacent to the lounge diner is the kitchen, which is fully fitted out with wood effect wall and base units with a marble effect worktop. The ground floor also includes a reasonably sized master bedroom overlooking the rear garden, with an ensuite providing convenience and flexibility. On the first floor are two additional double bedrooms, each with ample provisions for eaves storage and serviced by a first-floor bathroom, with a bath, sink and basin. From the front bedroom, there is a beautiful view of the Exe estuary across to Powderham.

## GARDEN AND GROUNDS

The exterior of the property is equally inviting with a west-facing front garden laid to lawn with the front beds filled with mature shrubs and flowering plants providing a sunny and welcoming entrance to the property. Alongside the property there is ample off-road parking leading to the front of the garage. Garden to the rear is a lawn with a mature apple tree to the corner and a generous storage store to the rear of the garage.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967




**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk