



East of   
ESTATE AGENTS

Underhill Crescent  
Lympstone £600,000 - £625,000



# Underhill Crescent

## Lympstone £600,000 - £625,000

Situated in the sought-after village of Lympstone, this stunning link-detached, three-bedroom home has been newly modernised throughout, offering light-filled, stylish family living just a stone's throw from the Exe Estuary.

This exceptional home offers the perfect blend of modern living and village charm—early viewing is highly recommended!

Lympstone Village Family Home | 3 Double-Bedroom Link Detached House | Newly Modernised | Addition Snug Space | Garden Office | Private Landscaped Garden | Off-Road Parking | Large Livingroom With Log Burner | Newly Fitted Stylish Kitchen |

### GROUND FLOOR

Upon entering, you are welcomed by a newly added porch, complete with a skylight that enhances the inviting feel of the space. Inside, the spacious open-plan living and dining area boasts elegant wooden flooring, a charming log burner, and large windows with wooden shutters, creating a warm and stylish ambiance. To the rear of the property, the contemporary kitchen features light worktops, modern finishes, and a dedicated family dining area, with patio doors leading to the garden—perfect for indoor-outdoor entertaining.

The ground floor also benefits from a versatile snug room, ideal as a playroom, home office, or additional lounge space. A separate utility room and a convenient ground-floor shower room complete this level.





## FIRST FLOOR

Upstairs, you'll find three generous double bedrooms, each thoughtfully finished, along with a modern family bathroom featuring both a bathtub and a separate shower. The home has been stylishly updated throughout, including new internal doors for a fresh, contemporary feel.

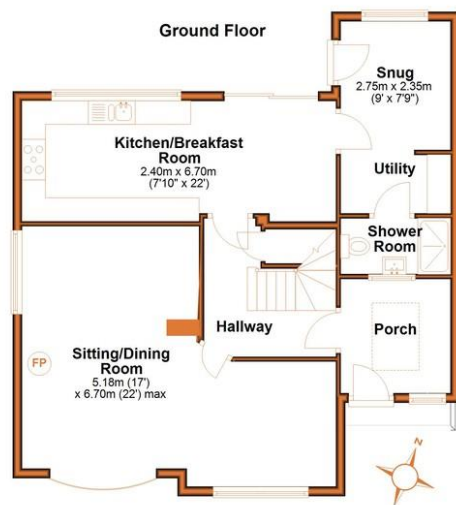
## GARDEN

The private rear garden is a true highlight, backing onto tranquil rural forestry. Expertly landscaped for family living, it offers a blend of decking and lawned areas, providing the perfect space for relaxation and play. A high-spec home office is also situated in the garden, ideal for remote working. The front garden sets the home back from the road, enhancing its curb appeal, while ample parking and convenient side access add to the property's practicality.

## LOCATION

Lympstone is a charming waterside village along the Exe Estuary, known for its stunning scenery and welcoming community. The village is well-connected, with Lympstone Village railway station offering direct links to Exeter and Exmouth. There are several traditional pubs, including The Swan Inn and The Redwing, serving fantastic local food and drinks. For outdoor enthusiasts, scenic estuary walks and cycle routes provide breathtaking views, while the nearby Exmouth beach offers a perfect spot for seaside leisure.





Total area: approx. 120.9 sq. metres (1301.4 sq. feet)  
**19 Underhill Crescent, Lympstone**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		
<b>COUNCIL TAX - E</b>			

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](mailto:enquiries@eastofexe.co.uk)  
[www.eastofexe.co.uk](http://www.eastofexe.co.uk)

**EAST DEVON OFFICE**  
 61 Fore Street Topsham Exeter EX3 0HL  
 Tel: 01392 345070  
[enquiries@eastofexe.co.uk](mailto:enquiries@eastofexe.co.uk)  
[www.eastofexe.co.uk](http://www.eastofexe.co.uk)

**WEST OF EXE OFFICE**  
 Main Road Exminster EX6 8DB  
 Tel: 01392 833999  
[enquiries@westofexe.co.uk](mailto:enquiries@westofexe.co.uk)  
[www.westofexe.co.uk](http://www.westofexe.co.uk)

Registered in England no. 07121967