



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 3



Receptions: 3



Gas Central Heating



Double Garage



South Facing Rear
Garden



Council Tax Band: G

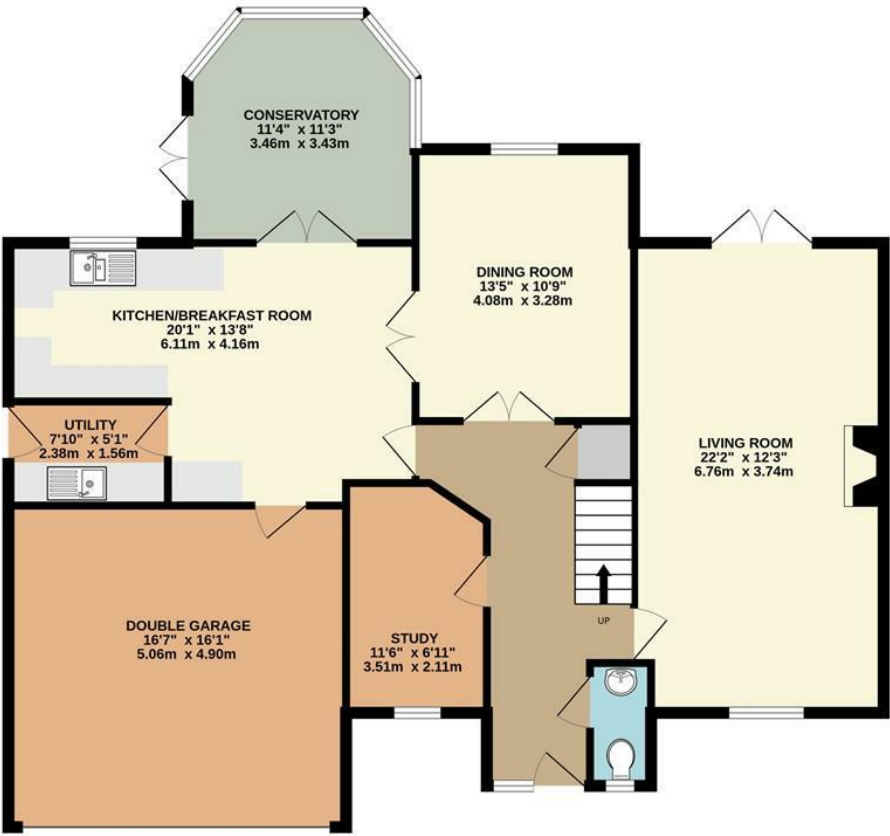
Guide: £875,000 Freehold

3 Malt Field,

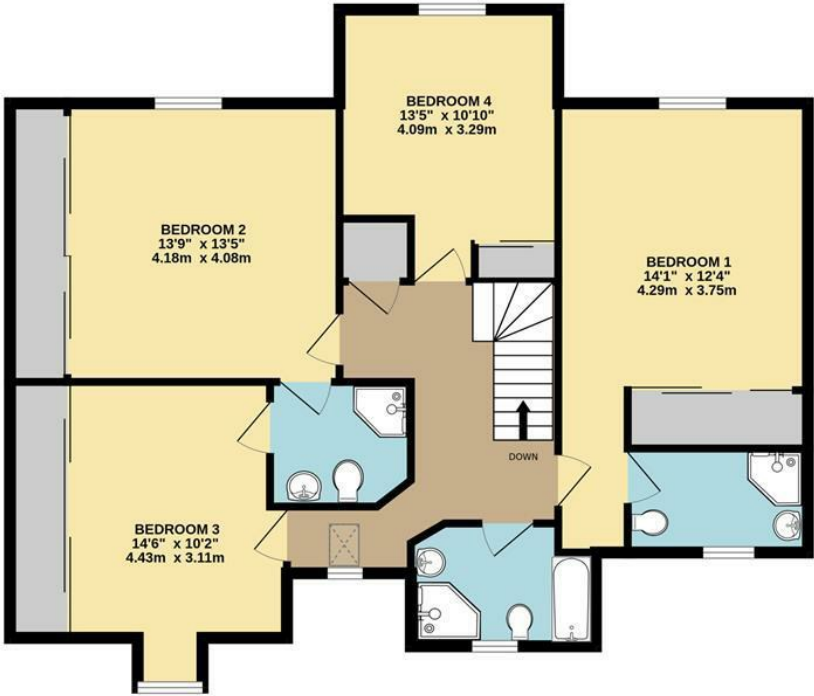
Lympstone, Exmouth, EX8 5ND

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



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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SUMMARY

An exceptional four-bedroom detached house with south-facing rear garden and double garage. Located within a small cul-de-sac and available with no onward chain, the property is located within the picturesque village of Lymestone. Lymestone provides access to beautiful estuary walks and cycle paths, and excellent facilities, including a Post Office, a train station, pubs, and a primary school. The property is approximately nine miles from Exeter and three miles from Exmouth, both of which offer further facilities.

The property offers light and spacious accommodation throughout and comprises entrance hall, a ground-floor cloakroom, a delightful dual aspect living room with double doors to the rear garden, separate dining room with double doors to the kitchen, and a study. The open plan kitchen/breakfast room offers a superb space for entertaining and is equipped with an integrated dishwasher and has space for a range cooker. A separate utility room includes plumbing for a washing machine and has an external door to the side. A conservatory overlooks the delightful south-facing rear garden. On the first floor are four double bedrooms (all with fitted wardrobes), one with an ensuite shower room. A second ensuite is accessible from both the second and third bedrooms. Additionally, there is a separate family bathroom featuring both a bath and a shower.

Outside is a delightful south-facing rear garden, laid to lawn with a paved patio area. The garden is planted with a variety of shrubs and has gated access to the front of the house. To the front is a private driveway providing off-road parking in front of the double garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.







**BRITISH
PROPERTY
AWARDS**

2021

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



**BRITISH
PROPERTY
AWARDS**

2022

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



**BRITISH
PROPERTY
AWARDS**

2023

★★★★★

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**BRITISH
PROPERTY
AWARDS**

2024

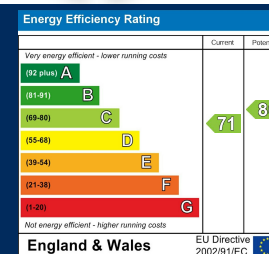
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

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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.



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