



Guide Price £435,000  
6 Meadow Close, Lympstone, Exmouth, Devon, EX8 5LQ





**A much-improved detached bungalow in a small quiet cul-de-sac location in the sought after village of Lymestone.**

- Spacious living room
- Newly fitted kitchen/dining room
- 3 Well-proportioned bedrooms
- Modern shower room/w.c.
- UPVC double glazing
- New central heating system with radiators and air source heat pump
- Installed Solar PV system on South facing roof with 3.57kW (Owned outright)
- Installed EDDI Immersion relay so the Solar PV heats the DHW for free
- Rewired and new upgraded fuse board
- Easy to maintain gardens
- Double garage and driveway parking
- No chain
- EPC = C
- Council Tax = D

**Worth viewing because...**

Located in the head of a small cul-de-sac in the desirable village of Lymstone is this much improved and energy efficiency detached bungalow. The work has included the following:

- 1) Earlier EPC was a E42 but with the following changes this is now a C76.
- 2) Replaced rear dormer flat roof as this was a failed felt roof. Now a fibre glass new roof with 100mm Celotex in the ceiling.
- 3) Removed existing storage heaters and installed a complete central heating system with radiators and a heat pump (ASHP with design SCOP of 3.72).
- 4) Installed EDDI Immersion relay so the Solar PV heats the DHW for free.
- 5) Installed Solar PV system on South facing roof with 3.57kW (Owned Outright).
- 6) Upgrade loft insulation to 270mm.
- 7) Replace partial flooring in the kitchen due to historic sink leak. This resulted in the kitchen being removed so a new kitchen has been installed and the room re-skimmed.
- 8) Upgraded the fuse board with RCBOs throughout.
- 9) Complete rewire. We found Indian Vulcanised Rubber throughout, so this has now had a full rewire. Rewire garage supply and upgrade lighting to LED battens.
- 10) Repointed ridges.

- 11) Remove electric shower and fit new thermostatic mixer type.
- 12) New Carpets/Wooden flooring and Decorating.
- 13) Air to Air (Air Conditioning) fitted in the living room and bedroom 1

#### **In more detail...**

The accommodation is both spacious and versatile having a reception hall leading to all the principal rooms. These include a spacious living room, newly fitted kitchen/dining room, utility/side porch, two well proportioned bedrooms and a modern shower room/w.c. On the first floor is a large attic bedroom. Externally there are gardens to both the front and rear with a driveway down the side of the bungalow leading to a double garage. This property is being sold with no chain. For more information and viewing arrangements contact the sole selling agent Hall & Scott, Exmouth office Tel: 01395 265530 or email: [exmouth@hallandscott.co.uk](mailto:exmouth@hallandscott.co.uk)

#### **The estuary village of Lympstone...**

"The property is situated within the popular estuary village of Lympstone with local pubs/restaurants, convenience store, primary school, church, village hall and a train station to Exmouth and Exeter. Down onto the estuary is the village

harbour and sailing club for residents and a cycle path along the estuary. The town of Exmouth offers a variety of shops, bars and restaurants, a cinema and a bowling alley located 3 miles away. The nearest junction with the M5 is approximately 6 miles away. The historic city of Exeter with its famous Cathedral and extensive offer of shops and restaurants is located 9 miles away. Exeter city airport is 8 miles."

#### **Directions**

What3words///wages.expires.customers

#### **Measurements...**

Living Room: 4.85m x 4.25m (15'11" x 13'11")

Kitchen/dining room: 3.16m x 3.47m (10'4" x 11'5")

Bedroom 1: 3.65m max x 3.47m (12' x 11'5")

Bedroom 2: 3.65m x 2.00m (12' x 6'7")

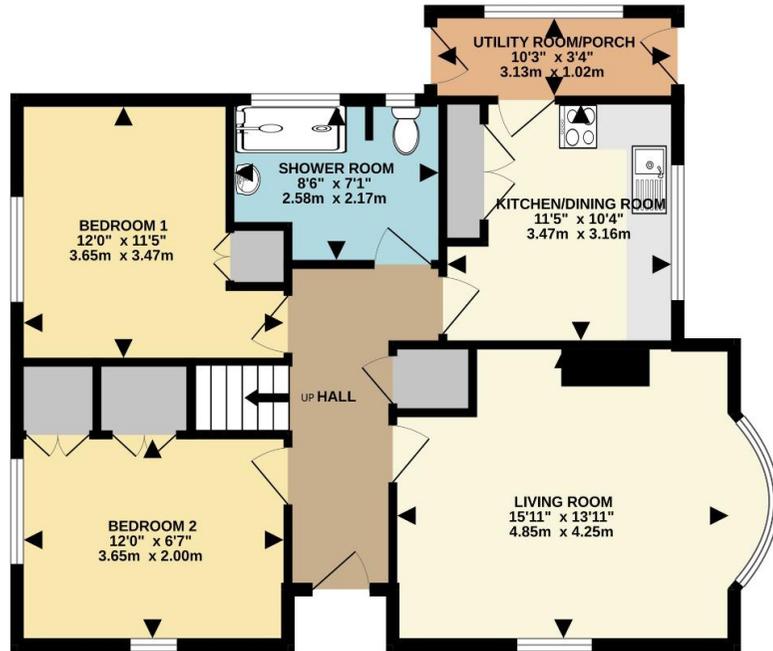
Shower Room/w.c.: 2.58m max x 2.17m (8'6" x 7'1")

Bedroom 3: 7.55m x 3.46m (24'9" x 11'4")

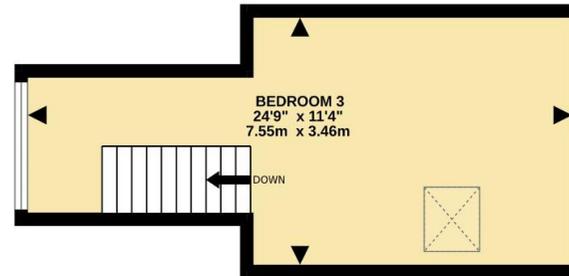
**Services:** Mains water, electricity and drainage.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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### Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

