



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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26 Lipscomb Avenue, Exmouth,
EX8 2FL

GUIDE PRICE
£550,000
TENURE Freehold



A Stunning Detached Four Double Bedroom House Forming Part Of The Sought After Plumb Park Development With Superb South Facing Rear Garden, Driveway And Garage

Bright And Spacious High Quality Accommodation * Ground Floor Cloakroom/Wc Square Bay Window Lounge * Open-Plan Quality Kitchen/Dining Room * Four First Floor Double Bedrooms * En-Suite Shower Room/Wc * Family Bathroom Suite * Gas Central Heating * Double Glazed Windows * Stunning Family Home * No Onward Chain

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DESCRIPTION: Offered for sale with NO ONWARD CHAIN and having a level and southerly facing rear garden is this four double bedroom, two bathroom executive detached house situated within the sought after Plumb Park area of Exmouth. Built by Messrs Taylor Wimpey to the favoured 'Colyford design' and still retaining NHBC guarantees, the well presented accommodation comprises, on the ground floor of cloakroom, dual aspect bay fronted living room and kitchen/dining room including integrated appliances. On the first floor are four double bedrooms, main with en-suite shower room and family bathroom. There is an attached single garage, driveway parking for two vehicles and a good size garden to the rear. Viewing strongly recommended.

THE ACCOMMODATION COMPRISES: Entrance canopy with courtesy light and composite front door giving access to:

RECEPTION HALL: A fine entrance to the property with wood effect high quality vinyl flooring, radiator, cupboard housing electric meter and consumer unit, recessed ceiling lighting, staircase rising to first floor landing.

GROUND FLOOR CLOAKROOM/WC: Pedestal wash hand basin with splashback, WC with push button flush, chrome heated towel rail, recessed ceiling led spotlighting, ceiling extractor fan, tiled flooring.

LOUNGE: 4.06m x 3.48m (13'4" x 11'5") plus double glazed square bay window overlooking the front aspect. A charming room with wood effect high quality vinyl flooring, TV point, two radiators, dual aspect room with further double glazed window to side aspect.

KITCHEN/DINING ROOM: 6.48m x 3.84m (21'3" x 12'7") narrowing to 3.05m (10'0"). A most spacious open-plan high quality room, The kitchen has fitted quartz worktops with matching splashbacks, inset induction hob with glass splashback and stainless steel chimney style extractor hood over, inset one and half bowl stainless steel sink unit with integrated drainer and chrome swan neck mixer tap, wide range of cupboards and drawer units, integrated dishwasher and automatic washing machine beneath working surface, wall mounted cupboards, integrated fridge and freezer, recessed ceiling spotlighting, ceiling extractor fan, plinth lighting, double glazed window overlooking the rear garden. The dining area enjoys double glazed double doors with picture windows either side overlooking and opening onto the delightful rear garden, radiator, good size understairs storage cupboard with light.

FIRST FLOOR GALLERIED LANDING: Recessed ceiling spotlighting, access to the roof space, radiator, double glazed window to side aspect, airing cupboard housing water cylinder and slatted shelving.

BEDROOM 1: 4.22m x 4.06m (13'10" x 13'4") excluding double glazed square bay window which overlooks the front aspect. A spacious main bedroom suite with radiator, built-in floor to ceiling triple wardrobes with four sliding doors, clothes rail and shelving.

EN-SUITE SHOWER ROOM/WC: 2.18m x 1.96m (7'2" x 6'5") Double width tiled shower cubicle with shower splash screen doors, pedestal wash hand basin with matching tiled splashback, WC with push button flush, tiled flooring, mirror fronted medicine cabinet, shaver socket, recessed ceiling spotlighting, ceiling extractor fan, double glazed window with patterned glass, chrome heated towel rail.

BEDROOM 2: 3.48m x 3.23m (11'5" plus recess x 10'7") Double glazed window to front aspect, radiator.

BEDROOM 3: 4.14m x 2.87m (13'7" x 9'5") Another good size double bedroom with radiator, double glazed window overlooking the rear aspect enjoying a pleasant open outlook towards rolling countryside.

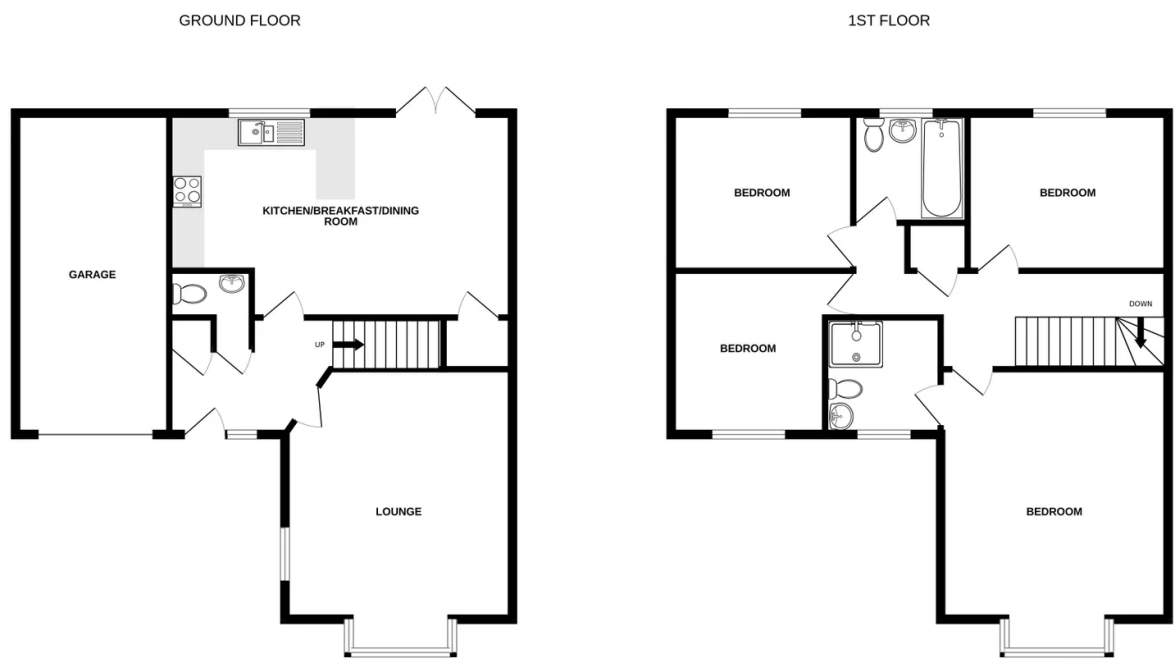
BEDROOM 4: 3.35m x 2.84m (11'0" x 9'4") Another double bedroom with radiator, double glazed window to rear aspect, again enjoying a pleasant rural outlook.

FAMILY BATHROOM/WC: 2.06m x 1.88m (6'9" x 6'2") Bath with shower attachment, shower splash screen, with tiled surround, pedestal wash hand basin with matching tiled splashback, WC with push button flush, mirror fronted medicine cabinet, chrome heated towel rail, recessed ceiling spotlighting, ceiling extractor fan, tiled flooring double glazed window with patterned glass.

OUTSIDE: To the front of the property is a lawned area of garden edged with hedging, pedestrian gate, patio pathway giving access to the property. Alongside the property is a driveway providing off road parking for two cars, leading to INTEGRAL SINGLE GARAGE. Patio side pathway gate gives access through to the rear garden. The rear garden is a super feature of the property enjoying a sunny southerly aspect and has been attractively landscaped and offering an abundance of colour from various flower and shrub beds. There is a patio sun terrace stretching the width of the property providing an excellent area for outside entertaining with an automated awning, outside lighting, outside power socket and cold water tap. Decorative stone garden area leading to SUMMER HOUSE and timber GARDEN SHED. The property has a draining system providing the perfect environment for flowers and plants to prosper.

INTEGRAL SINGLE GARAGE: Up and over door, power and light connected, gas boiler for hot water and central heating.

FLOORPLAN:



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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