











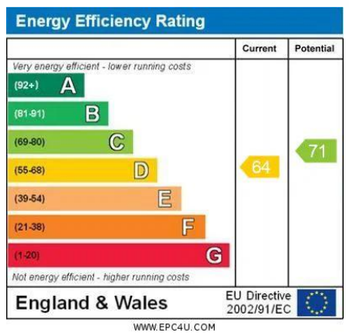


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# 6 Underhill Crescent, Lympstone, Exmouth, EX8 5JF

GUIDE PRICE
£600,000
TENURE Freehold



## A Detached Chalet Style House Enjoying An Enviable Village Setting With Ample Parking, Large Garage/Workshop And Secluded Sunny Aspect Rear Garden

Double Glazed Windows * Gas Central Heating * Reception Hall * Ground Floor Cloakroom/Wc * L-Shaped Lounge/Dining Room * Kitchen/Breakfast Room * Ground Floor Bedroom 3 * Two First Floor Double Bedrooms (Main Bedroom With Outlook Towards The Estuary And Coastline) * First Floor Four Piece Bathroom Suite * Block Paved Driveway Extended Garage/Workshop * Secluded Rear Garden
For Sale With No Ongoing Chain

rightmove

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**6 Underhill Crescent, Lympstone, Exmouth, EX8 5JF**

Situated in the historic village of Lympstone and sits just off the main street in the old part of the village with shop, train station and The Swan Inn close by. Lympstone is a sought after East Devon Village off the River Exe, with a harbour, surrounded by traditional fisherman cottages. It has selection of pubs, church, village shop, cafes, primary school, railway station and a variety of clubs and societies including an active sailing club.

**THE ACCOMMODATION COMPRISES:** Open entrance porch, post box, uPVC double glazed front door to:

**RECEPTION HALL:** Radiator, open tread staircase rising to first floor landing.

**GROUND FLOOR CLOAKROOM/WC:** 2.67m x 0.89m (8'9" x 2'11") Fitted with pedestal wash hand basin with tiled splashback, WC with push button flush, uPVC double glazed window with patterned glass, radiator.

**L-SHAPED LIVING/DINING ROOM:** 6.55m x 6.25m (21'6" x 20'6") narrowing in living area to 3.63m (11'11") A dual aspect room with uPVC double glazed window to side aspect and further double glazed oriel style window to front aspect. A spacious room with wood flooring, three radiators, wall recessed living flame gas fire with tiled surround, serving hatch to:

**KITCHEN/BREAKFAST ROOM:** 4.14m x 2.51m (13'7" x 8'3") Patterned worktops with tiled surrounds, cupboards and drawer units, plumbing for automatic washing machine beneath, single drainer sink unit, wall mounted cupboards, radiator, tiled flooring, uPVC double glazed windows to front and side aspects, uPVC double glazed door giving access to outside.

**GROUND FLOOR BEDROOM 3:** 3.86m x 3.17m (12'8" x 10'5") uPVC double glazed window to rear aspect, radiator, fitted wardrobe.

**FIRST FLOOR LANDING:** Access to roof space, airing cupboard housing water cylinder, slatted shelving.

**BEDROOM 1:** 4.14m x 4.04m (13'7" x 13'3") Range of fitted wardrobes, one housing gas boiler for hot water and central heating, uPVC double glazed window to rear aspect gaining views across the village to the estuary and coastline in the distance.

**BEDROOM 2:** 4.04m x 3.96m (13'3" x 13'0") maximum measurement. With two access points to eaves storage space, plus further fitted wardrobes, radiator, uPVC double glazed window to front aspect.

**FIRST FLOOR BATHROOM/WC:** 2.72m x 1.98m (8'11" x 6'6") Fitted with a four piece suite comprising bath with shower attachment, shower cubicle, pedestal wash hand basin, WC with push button flush, part tongue and groove wall to dado rail height with tiled walls over, tiled flooring, radiator, uPVC double glazed window with patterned glass.

**OUTSIDE:** The property enjoys a long block paved driveway providing parking for numerous cars with lawned front garden edged with rose and shrub beds. The driveway leads to an extended garage/workshop.

**GARAGE/WORKSHOP:** 8.84m x 2.74m (29'0" x 9'0") widening to 3.2m (10'6") Up and over door, power and light connected. Plumbing for automatic washing machine, cold water tap, electric fuse box and part glazed door giving access through to the rear garden. The rear garden is a lovely feature of the property enjoying a patio sun terrace with sun canopies, level lawned garden with raised decorative stone shrub beds, productive apple and pear trees, GARDEN SHED, GREENHOUSE. The garden is fully enclosed and enjoys a sunny southerly aspect with a high degree of privacy and seclusion. From the rear garden a side pathway with outside courtesy light and gate giving access back round to the front of the property.

**FLOOR PLAN:**




Total area: approx. 117.4 sq. metres (1264.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

**6 Underhill Crescent, EXMOUTH**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.