



Hillside, 6 Grange Close, Lypstone,  
EX8 5LD

GUIDE PRICE

£625,000

TENURE Freehold



## A Beautifully Presented Detached Bungalow Located In A Favoured Cul-De-Sac In A Sought After Village Setting

- Entrance Sun Porch • Spacious Reception Hall • Well Appointed Kitchen/Breakfast Room
- Good Size Lounge With Multi Fuel Burner • Three Bedrooms - Main Bedroom With Ensuite Shower Room/WC • Main Stylish Modern Shower Room/WC • Useful Cellar/Storage Areas • Attractive Gardens • Driveway Parking & Garage • Attractive Views Across The Valley

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:** Double glazed entrance doors opening to:

**CONSERVATORY PORCH:** With tiled flooring; sliding double glazed doors leading to the:

**ENTRANCE HALLWAY:** A spacious 'L' shaped hallway with hatch to roof void; obscured double glazed window to side south facing aspect; telephone point; upright retro style radiator; large built-in cloaks / storage cupboard; further built-in airing cupboard; doors to:

**LOUNGE/DINING ROOM:** 5.49m x 4.27m (18'0" x 14'0") A superb dual aspect room with double glazed picture window to the rear providing a delightful rural outlook towards St Peters School in the distance; wood burner stove set on black granite hearth; four double electric sockets; radiator; new, double glazed window to the front aspect; television point.

**KITCHEN/BREAKFAST ROOM:** 3.71m x 3.05m (12'2" x 10'0") Very well appointed and re-fitted with a German contemporary style kitchen comprising of a single drainer stainless steel Franke sink unit set in work top surface with matching upstand; range of base cupboards and drawer units; peninsula unit with six pan drawers beneath and breakfast bar; integrated Bosch electric oven; inset four ring ceramic hob with glazed splashback and concealed cooker hood over located in a wall mounted unit with easy lift door system; space for integrated microwave oven; slimline dishwasher, fridge; radiator; tiled style laminate flooring; double glazed window to rear aspect providing a delightful wooded Easterly outlook; double glazed stable style door opening onto the rear porch.

**BEDROOM ONE:** 4.83m x 3.02m (15'10" x 9'11") Double glazed window to front aspect with an outlook over the front garden; radiator.

**ENSUITE SHOWER ROOM/WC:** Stylish modern suite comprising of a walk-in shower with electric shower; vanity unit; W/C and heated towel radiator/rail - dual fuel.

**BEDROOM TWO:** 3.66m x 3.25m (12'0" x 10'8") Double glazed window to the side aspect; radiator; vanity wash hand basin with tiled splashback and cupboard below.

**BEDROOM THREE:** 3.05m x 2.29m (10'0" x 7'6") Double glazed window to the rear easterly aspect with a delightful outlook over the rear garden with wooded outlook and glimpses towards St Peters School in the distance; radiator.

**SHOWER ROOM/WC:** Very well appointed and re-fitted with a walk-in shower, built-in shower and chrome finished ladder style heated towel rail; vanity wash hand basin with storage cupboard below; WC with concealed cistern; pretty recess with lighting and storage cupboard below; extractor fan; wall-mounted dimplex fan-heater; obscured double glazed window to the side aspect.

**OUTSIDE:** To the front of the property a gated entrance leads to the front area of garden predominantly laid to lawn with mature flower, shrub borders, apple trees. Attractive feature arbour seating area. Outside security lighting. A side gate leads to the REAR GARDEN with patio, pear & Quince trees. Vehicular access provided via a driveway providing off-road parking for two cars and with outside lighting and water tap. Access into a USEFUL BIN/TIMBER STORAGE AREA and access into the GARAGE with electric door.

**GARAGE:** 5.08m x 2.72m (16'8" x 8'11") With utility area for washing machine, fridge/freezer.

**UNDERSTORE:** Sliding glazed doors lead to a useful space for storage/work - with sink unit and cold water tap.

**FLOOR PLAN:**



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The architect, surveyor and other professionals named herein are not to be held responsible for any error or omission. House View Developments Ltd