



2 Malt Field



STAGS

2 Malt Field

Lympstone, Exmouth, Devon, EX8 5ND

Lympstone Village (0.6 miles), Exeter City Centre (9.6 miles)

A WELL PRESENTED DETACHED FAMILY HOME located in a quiet cul-de-sac only 0.5 miles into the village centre with over 1700 SQFT OF ACCOMMODATION, MODERN KITCHEN, EN-SUITE, LOVELY GARDEN, GARAGE and DRIVEWAY.

- Modern detached family home
- Off road parking and garage
- Recently upgraded kitchen
- Quiet cul-de-sac location
- Freehold
- 0.6 miles to village centre
- Ample reception space
- Short walk to bus routes and local pub
- 4 bedrooms
- Council Tax Band: F

Guide Price £625,000

SITUATION

Lympstone is a highly regarded and sought-after Exe Estuary village with an excellent range of local facilities, including a Sailing Club, Tennis Club, a number of Pubs, Michael Caines' Michelin Star restaurant, Lympstone Manor, Shop and Post Office. The village is also home to Primary and Pre-Schooling, as well as an Independent Preparatory School and a Railway Station connecting to Exeter. It is situated right on the Exe Estuary Trail, which runs along the Estuary linking Exmouth, Exeter and Dawlish.

Exeter city centre is about nine miles from Lympstone and offers a wider range of facilities, including a large shopping centre, John Lewis store, a Waitrose and a host of boutiques, cafés and restaurants. There is also a theatre and the famous medieval cathedral, one of the finest examples of Gothic architecture anywhere. The beautiful coastal town of Exmouth is one mile away and enjoys miles of world heritage coastline.



DESCRIPTION

Located about half way into the cul-de-sac on the right-hand side, 2 Malt Field is a detached, extended and recently modernised family home presented in a lovely condition throughout.

The front door opens into a spacious hallway with a stair case rising to the first floor and on the left, a useful utility room with adjoining W.C. The spacious living accommodation incorporates a family room/office to the front, glazed French doors that open into a sitting room and an opening into a second sitting room with wood burning stove and a sliding door to the garden. The kitchen has recently been modernised and upgraded with a range of fitted appliances and leads through to a dining room, again with a patio door leading out to the garden.

On the first floor, the current owners have recently improved the layout creating four good sized bedrooms including a large principal with en-suite and dressing room that overlooks the garden to the rear. Completing the first floor is a modern family bathroom.

OUTSIDE

To the front of the house is an area of grass garden with an off road parking space for one car and to the side a driveway providing further parking and leading to a single garage.

To the rear is an enclosed garden, mainly lawn but well stocked with a variety of mature plants and shrubs. Adjacent the house is a patio and a door into the garage, there is an area for a hot tub and to the rear of the garden an outside seating area positioned to get the evening sun.

SERVICES

Utilities: Mains electricity, mains gas, mains water telephone and broadband.

Drainage: Mains drainage.

Heating: Gas central heating.

Tenure: Freehold.

EPC: C(73)

Council Tax Band: F

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter and the M5 head South along the A376 passing through the villages of Exton and Ebford. Pass the sign for Lymptone and at the traffic light by The Saddlers turn right and then first right into Malt Field where the house is along on the right hand side.

What Three Words: ///sprinter.stumpy.reunion



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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