

East of EXE
ESTATE AGENTS

Lower Lane

Ebford £575,000

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Substantial detached four-bedroom chalet bungalow occupying a generous plot in the highly sought-after village of Ebford. Offering versatile and spacious accommodation arranged over two floors, including a ground floor bedroom and bathroom, three first-floor bedrooms and a wealth of reception space. The property requires complete renovation throughout, presenting an exciting opportunity for a purchaser to create a superb family home. The property enjoys private enclosed gardens, large driveway, detached garage and further rear garden land, all offering considerable scope for improvement and landscaping.

Detached Chalet Bungalow | Three Bedrooms | Sought-After Village Location | Close To Exe Estuary & Topsham | Generous Private Plot | Versatile Living Accommodation | Four Reception Rooms | Driveway And Detached Garage | Huge Renovation Potential | No Ongoing Chain

DESCRIPTION

Situated within the highly regarded village of Ebford, East Devon, this substantial detached four-bedroom chalet bungalow occupies an excellent-sized plot and presents an exciting opportunity for a purchaser to create a truly beautiful family home in a highly desirable location close to the Exe Estuary.

The property has been extended over the years, particularly to the ground floor, creating a versatile and generous arrangement of accommodation. This includes a ground floor bedroom and bathroom, together with three further bedrooms on the first floor. The ground floor offers a wealth of additional living space, comprising a sitting room, kitchen, utility room, two further large reception rooms, conservatory and sun room, providing considerable flexibility to suit a variety of lifestyles and requirements.
It is important to note that the property is now in need of complete renovation throughout. Previous water ingress has also resulted in part of the sitting room ceiling collapsing, and prospective purchasers should be prepared for a significant programme of refurbishment and improvement.

However, for those with vision and a desire to create something special, the potential here is immediately apparent. The combination of the generous plot, substantial existing accommodation and scope to modernise, reconfigure and enhance makes this a particularly exciting proposition.

Occupying a superb position within one of the most sought-after villages close to the Exe Estuary, this is a rare opportunity to acquire a large detached home with tremendous potential to become an outstanding family residence in a wonderful East Devon setting.

One particularly appealing feature of this property is the generous plot upon which it sits. To the front, there are well-sized, private and enclosed gardens, providing an excellent degree of seclusion and







offering plenty of scope for landscaping and enhancement. A driveway provides off-road parking for several vehicles, complemented by a detached garage.

To the rear, a further garden area offers additional outdoor space, although this, along with the adjoining 'dog-leg' section of land, would benefit from being stripped back and cleared to fully realise its potential. This additional area provides an interesting opportunity to create further garden space, perhaps incorporating areas for entertaining, relaxation or growing vegetables.

LOCATION

Ebford is a sought-after village located on the eastern side of the River Exe, approximately six miles south-east of Exeter and close to the popular estuary town of Topsham. Surrounded by attractive Devon countryside, the village offers a peaceful semi-rural setting while remaining conveniently close to the city and coastline.

The village has a strong sense of community and benefits from a range of local amenities nearby, including a popular pub, village hall, farm shop and access to a number of scenic walking and cycling routes. Ebford is particularly well placed for outdoor activities, with the Exe Estuary Trail close by and easy access to the surrounding countryside and coastline.

Ebford is well connected for commuters, with Exeter city centre, the M5 motorway and Exeter Airport all within easy reach. Nearby Topsham and Exeter St David's stations provide rail links across the region and beyond, while the beaches at Exmouth and Dawlish Warren are only a short drive away.

The area is popular with families thanks to a selection of well-regarded nearby schools, including Lady Seaward's Church of England Primary School in Clyst St George and schools in Topsham and Exeter.

Ebford's attractive setting, convenient location and combination of countryside and coastal access make it one of the more desirable villages on the outskirts of Exeter

AGENTS NOTES

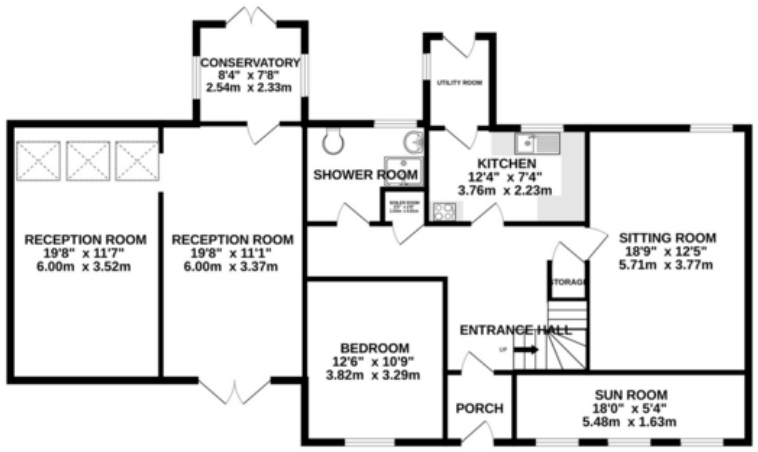
To the best of the Vendors knowledge, they have advised the following at the time of marketing : -
Tenure: Freehold
Council Tax Band: F
Council: East Devon District Council
Parking: Off Road Parking
Garden: Front & Rear Garden
Electricity: No
Gas: No
Heating: Gas Central Heating
Water supply: Mains
Sewerage: Public
Septic Tank: Yes
Broadband: Full fibre broadband with up to 1600MPS download & 115MPS upload
Mobile Signal: Several networks currently showing as available at the property including EE & Vodaphone



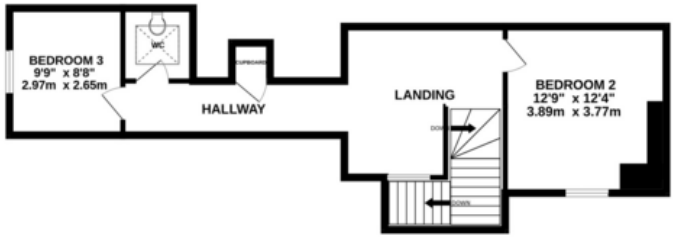




GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1888 sq.ft. (175.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Awaiting EPC

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