



Guide Price £399,950  
Jackson Meadow, Lympstone, Exmouth, Devon, EX8 5GZ





**A spacious and well-presented 4 bedroom semi-detached three-storey modern town house, with some estuary views and a beautiful landscaped rear garden.**

- Spacious lounge/dining room,
- Modern 'System Six' kitchen with a built-in oven and hob
- Downstairs cloakroom
- Four generous size bedrooms (two first floor and two second floor)
- Main bedroom with estuary views and an en-suite shower room
- First floor family bathroom/w.c.
- Gas central heating and UPVC double glazing
- Beautifully landscaped rear garden with a clever spiral staircase leading up to a second tiered garden enjoying estuary views
- Driveway parking and useful timber shed.
- Sought after village location

#### **Worth viewing because ...**

This delightful three storey semi-detached town house is located in the popular village of Lypstone, just a short walk-through Candy's field recreation ground to the village centre with its local amenities, along with the C of E School, railway station. The property offers four bedrooms with master en-suite, a delightful kitchen and an open planned lounge diner, office, and family bathroom. To the side of the property is vehicle parking, and to the rear a secluded garden with a raised second garden accessed via a spiral staircase.

#### **SITUATION**

The village of Lypstone has many amenities, including 3 Public Houses, a Primary School in the middle of the village, with St Peter's Independent school on it's outskirts, Shop, Post Office, Doctors Surgery, Sailing Club, Village Hall as well as a park and several recreational spaces. Lypstone has great transport connections to both Exmouth & Exeter, either by train, bus or the Exe Estuary Cycle track. Exmouth town is less than 2 miles away boasting over 3 miles of glorious golden sands, a vibrant shopping centre that hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. The property is also well placed to take advantage of the East Devon countryside, with Woodbury Common less than a mile away.

### In more detail...

**APPROACH** The property is located towards the far end of the quiet cul-de-sac of Jackson Meadow. The property is setback behind a low brick wall with iron railings and a storm porch stretches along the front of the property.

**ENTRANCE HALLWAY & CLOAKROOM** From the hallway stairs lead to the first floor with doors off to the living room and kitchen and a coat cupboard with utility space below. Just off to the left is the cloakroom fitted with W.C and wash hand basin.

**KITCHEN** The beautiful kitchen has recently been fitted from 'System Six' kitchens. Dark blue 'Shaker' style wall and base units have been topped with a light wood effect worktop with inset white ceramic kitchen sink and ceramic hob, and the room has been finished with a range of white metro wall tiles.

### LOUNGE/DINER

To the rear the spacious lounge diner opens into the kitchen with an open serving hatch and a set of French doors opens out on to the rear garden beyond. Located below the stairs is a sizable storage cupboard.

**BEDROOM 3** First off the landing is bedroom three, and like all the bedrooms this is a spacious double room and one that has views out over the rear garden.

**FAMILY BATHROOM** The family bathroom has been fitted with a white W.C and hand basin, along with a bath with mixer shower over, and the room has been finished with range white wall tiles with decorative mosaic borders.

**BEDROOM 2** Bedroom two is another spacious double room that overlooks the front of the property.

**EN-SUITE** Located up on the second floor is the master en-suite. The en-suite bathroom has been stylishly fitted out with a corner shower cubicle with matching white W.C and hand basin and finished with white metro wall tiles.

**BEDROOM 4/STUDY** Another lovely room with window to the rear of the property enjoying the morning sunshine.

**MASTER BEDROOM** The master bedroom is a lovely spacious room with wardrobe and eaves storage and commands spectacular views out over the village and to the estuary beyond.

**GARDEN** The secluded rear garden has central lawn laid with treated, practical artificial grass with the surrounding banks filled with flowering plants. A clever spiral staircase leads up to a second tiered garden which has been beautifully planted and offers a magnificent, elevated platform.



**Bear in mind...** This property would make an ideal family home and is well located in the sought after estuary village of Lymptone. To avoid disappointment an early viewing is recommended.

**Directional note...**

From Exmouth town centre proceed along Marine Way/A376 Exeter Road past the railway station on the left hand side. After approximately 2.5 miles turn left onto Meeting Lane and then turn left onto Gibraltar Road. Turn right at the first cross street onto Trafalgar Road and then turn left onto Jackson Meadow. Turn left at the first cross street to stay on Jackson Meadow and the property will be found a short way down on the left hand side.

**WHAT3WORDS:** wand.hydratation.disposal

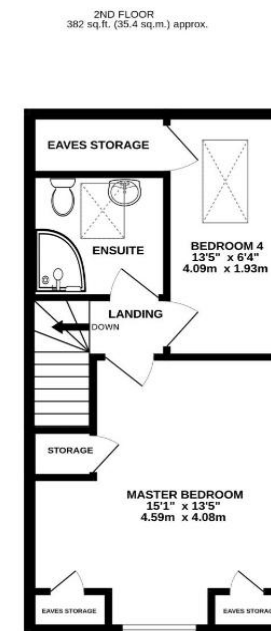
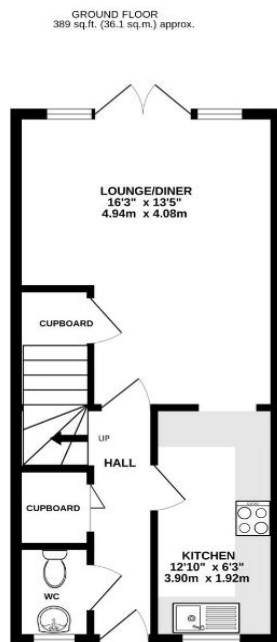
**Room dimensions...**

- Cloakroom – 1.57 x 0.90
- Lounge/dining room – 4.95 x 4.06 maximum measurements
- Kitchen – 3.89 x 1.92
- Bedroom 2 – 4.08 x 3.31 maximum
- Bedroom 3 – 4.06 x 3.46 maximum
- Bathroom/w.c. – 2.06 x 1.92
- Master bedroom – 4.47 x 4.08 maximum measurements
- En suite shower room/w.c. – 2.09 x 2.03
- Bedroom 4 – 4.08 x 1.95

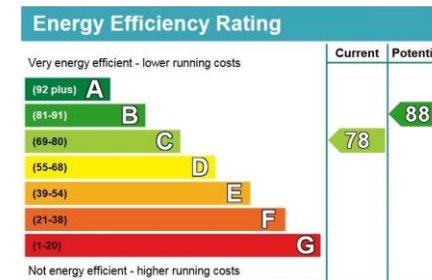
**Services:** All mains services connected

**Council Tax:** Band D £2312.81

**EPC:** C



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**Health and Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

