



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

10 Underhill Crescent, Lymestone, EX8 5JF

GUIDE PRICE  
**£600,000**  
TENURE Freehold



**A Spacious Three Bedroom Detached House Located In The Sought After Lymestone Village With A West Facing Garden, Driveway Parking And Stunning Estuary Views Offered For Sale With No Onward Chain**

Reception Hall • Bright & Spacious Lounge/Dining Room • Kitchen •  
Ground Floor Bedroom Three & Ground Floor Cloakroom/WC • Conservatory •  
Two First Floor Bedrooms - Main Bedroom With Stunning Views Across The Estuary & Coastline Beyond • First Floor Bathroom/WC • Mature Front & Rear Gardens •  
Driveway & Garage •



**10 Underhill Crescent, Lympstone, EX8 5JF**

Lympstone is a highly regarded village in the favoured Exe Estuary with an excellent range of local facilities including a sailing club, four pubs, village hall, general store, post office, primary and pre-schools as well as an independent preparatory school. There is a railway station connecting to Exeter. Nearby is the Exe Estuary Trail, a cycle path and walkway which runs around Exe Estuary linking Exmouth, Exeter and Dawlish. The centre of Exeter is 8.5 miles whilst junction 30 of the M5 motorway is 8 miles.

**THE ACCOMMODATION COMPRISES:** Solid wood front door with pattern insets and matching side screen with outside courtesy light leading to:

**RECEPTION HALL:** A fine entrance to the property with stairs rising to the first floor with useful understairs storage cupboard and coat rack; radiator; telephone point; thermostat control for central heating; doors to:

**KITCHEN:** 3.76m x 2.46m (12'4" x 8'1") Fitted with pattern worktop surfaces with a range of cupboards, drawer units, plumbing for an automatic washing machine and further appliance spaces beneath; attractive tiled splash backs; inset stainless steel single drainer sink unit with chrome mixer tap; four ring electric hob with built-in electric oven below and concealed extractor hood over; range of wall mounted cupboards; wall mounted gas boiler serving domestic hot water and gas central heating; uPVC double glazed windows to front and side aspects with pleasant outlooks over the gardens; sliding door leading through to LOUNGE.

**LOUNGE/DINING ROOM:** 6.4m x 6.07m (21'0" x 19'11") Narrowing to 2.44m (8'0") A bright and spacious triple aspect room with uPVC double glazed bow window to the front aspect with a pleasant outlook and two further uPVC double glazed windows to side aspect; three radiators; open fireplace with attractive tiled hearth and wooden mantle over; television point; range of wall lights.

**CLOAKROOM/WC:** uPVC double glazed window with pattern glass to side aspect; WC; wash hand basin; attractive tiling to splash prone areas; wall mounted mirror.

**GROUND FLOOR BEDROOM THREE:** 3.78m x 2.77m (12'5" x 9'1") Single glazed window and door to CONSERVATORY; radiator.

**CONSERVATORY:** 3.84m x 2.18m (12'7" x 7'2") Range of single glazed windows overlooking the rear garden and single glazed door to OUTSIDE; sliding door to GARAGE.

**FIRST FLOOR LANDING:** Thermostat control for central heating; access to airing cupboard with slatted shelving; access to roof space with power connected; doors to:

**BEDROOM ONE:** 3.96m x 3.76m (13'0" x 12'4") uPVC double glazed window to rear aspect gaining stunning views towards the estuary and coastline beyond; radiator; television point; access to two eaves storage areas.

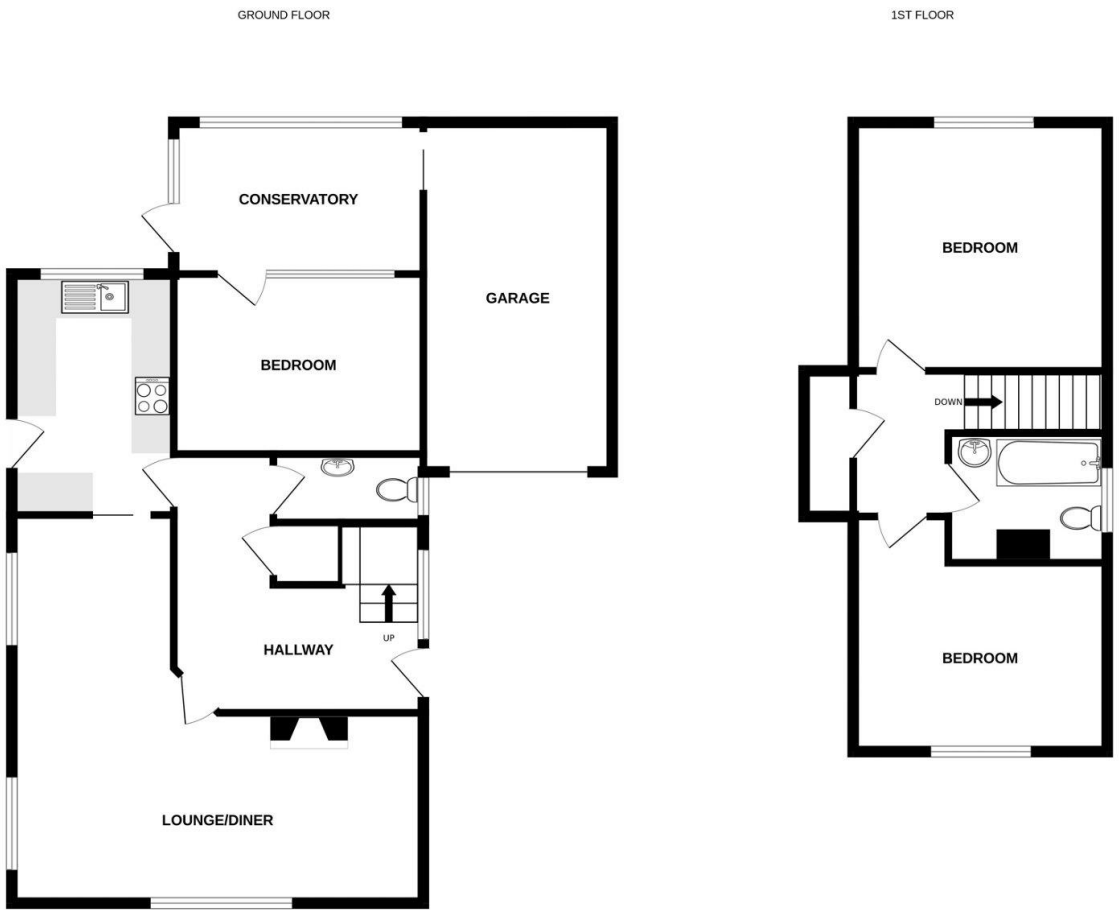
**BEDROOM TWO:** 3.94m x 3.66m (12'11" x 12'0") Maximum overall measurement. uPVC double glazed window to front aspect; radiator; access to two eaves storage areas.

**BATHROOM/WC:** 2.79m x 1.8m (9'2" x 5'11") Comprising of a bath with chrome mixer tap and detachable shower head hose; part tiled walls; pedestal wash hand basin with wall mounted mirror over and light shaver socket; WC; radiator; mirror fronted medicine cabinet; uPVC double glazed window to side aspect.

**OUTSIDE:** To the front of the property there is a long driveway providing off-road parking for numerous vehicles, access to the garage, a substantial lawn front garden edged with mature shrub beds, flowers and trees. A patio pathway and side gate giving access to the side of the property and leading through to the rear garden. The rear garden is a beautiful feature to the property edged with mature shrubs and hedges providing a high degree of privacy with a patio terrace area, timber shed, lawned gardens with well stocked shrubs, flower beds and trees proving an abundance of colour and also affording stunning views towards the estuary and coastline beyond.

**GARAGE:** 5.38m x 3m (17'8" x 9'10") Up and over door; power and light connected. electric consumer unit, gas and electric meters; security light.

**FLOOR PLAN:**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024