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West View, Lymptone, Exmouth, EX8 5EU

GUIDE PRICE

£395,000

TENURE Freehold



Semi-Detached Property With Spectacular Waterside Views, For Repair And Refurbishment

Lot 153 – WEST VIEW, LYMPSTONE, EXMOUTH, DEVON, EX8 5EU
Auction Guide Price – £395,000 – Plus, Plus fees The property is to be offered online by Clive Emson Auctioneers on 01 May 2025 To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

West View, Lymptstone, Exmouth, EX8 5EU

An attractive semi-detached house situated in this stunning location overlooking the Lymptstone Sailing Club and having fabulous views of the Exe Estuary to the front of the property. The two bedroom semi-detached property has been in the same family ownership since the property was built and is now requiring a programme of refurbishment and repair or perhaps some may see potential for extending the property, subject to all necessary consents being obtainable. West View is close to all local amenities with the Exe Estuary Trail, the National Cycle Path and walkway running around Exe Estuary and linking Exmouth, Exeter and Dawlish, and also has excellent railway connections to Exmouth and Exeter with its rail links to London. The centre of Exeter is 8.5 miles distant whilst Junction 30 of the M5 motorway is 6 miles distant.

THE ACCOMMODATION COMPRISES: Solid wood front door to:

ENTRANCE VESTIBULE: With feature mosaic tiled floor, inner solid wood door with patterned glass to:

RECEPTION HALL: Radiator, staircase rising to first floor landing with useful understairs shelved recess and storage cupboard.

LOUNGE: 4.24m x 3.66m (13'11" x 12'0") maximum measurement into wall recesses. Replaced double glazed sash style windows overlooking the front aspect enjoying wonderful views to the estuary and coastline beyond, original fire surround with patterned tiled inset and hearth and housing living flame coal effect gas fire, TV point, picture rail, radiator.

DINING ROOM: 3.35m x 2.95m (11'0" x 9'8") With measurement into wall recesses, both fitted with dresser style units, fitted gas fire, replaced double glazed sash style window to rear elevation, radiator.

KITCHEN/BREAKFAST ROOM: 3.66m x 2.51m (12'0" x 8'3") Comprising; one and a half bowl single drainer sink unit set into work surface with cupboards, drawer units and plumbing for automatic washing machine beneath, built-in double oven and hob with extractor hood over, wall mounted cupboards, tiled surrounds, two uPVC double glazed window to side aspect overlooking the gardens, breakfast bar area with fitted seat, tiled flooring, door with patterned glass to:

REAR LOBBY: Wall mounted cupboard, tiled floor, door to outside and WC.

REAR PORCH: 1.91m x 0.91m (6'3" x 3'0") With light, double glazed windows, tiled floor and part glazed door to outside.

FIRST FLOOR LANDING: Access to roof space, fitted linen cupboard with drawer units beneath.

BEDROOM 1: 4.8m x 4.17m (15'9" x 13'8") maximum measurement into wall recesses and replaced double glazed sash style windows overlooking the front aspect enjoying magnificent views of the Exe estuary and coastline. Two fitted cupboards with display surface over housed in wall recesses, radiator.

BEDROOM 2: 4.6m x 2.39m (15'1" x 7'10") With replaced double glazed sash style window overlooking side aspect, radiator, built-in wardrobes with storage cupboards over.

BATHROOM/SHOWER ROOM/WC: 3.35m x 3.02m (11'0" x 9'11") A spacious bathroom comprising; bath with shower attachment, double width shower cubicle with sliding shower screen doors, splashback walls and Mira shower unit, vanity style wash hand basin with wall mounted mirror fronted medicine cabinet with display light, WC with concealed cistern and push button flush with matching storage cabinets over, heated towel rail, part tiled walls, double glazed replaced sash style window to rear aspect.

OUTSIDE: Enjoying a quiet yet tucked away village centre location, the property enjoys an elevated position to take full advantage of wonderful views at the top of a private drive. Approached by a pedestrian gate the property enjoys attractive flower and shrub beds directly to the front of the property, good sized lawned front and side gardens with a variety of shrubs and plants offering a variety of colour. To the side garden there is a rear patio sun terrace, outside cold water tap. Greenhouse and access to a substantial garden store. The property also benefits from a single **GARAGE** with up and over door. Wooden side gate with rear pathway giving rear pedestrian access to railway station (Paddington 3 hours, Waterloo 3.45 hours) and Cycle path.

AUCTION INFORMATION.....

Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction). We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at **cliveemson.co.uk**, or contact us on **01622 608400**, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer. All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors.

SEPARATE FLOOR PLAN: