



**UPWAY
WOTTON LANE
LYMPSTONE
DEVON
EX8 5LZ**



£585,000 FREEHOLD



An opportunity to acquire a spacious detached family home situated on the edge of this highly sought after estuary village providing good access to local amenities. Requiring modernisation whilst offering great scope for improvement and extension works subject to the necessary consents. Three good size bedrooms. First floor bathroom. Reception hall. Sitting room. Kitchen/dining room. Ground floor cloakroom. Side lobby. Garage. Large storage area/car port. Private driveway providing ample parking for numerous vehicles. Good size enclosed lawned rear garden. Fine outlook and views over neighbouring countryside and beyond. No chain. Viewing recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Part covered entrance. Obscure double glazed front door, with matching side panel, leads to:

RECEPTION HALL

Quality laminate wood effect flooring. Radiator. Stairs rising to first floor. Storage cupboard with cloak hanging space. Door to:

CLOAKROOM

Comprising WC. Wash hand basin with tiled splashback. Quality laminate wood effect flooring. Obscure uPVC double glazed window to front aspect.

From reception hall, door to:

SITTING ROOM

16'8" (5.08m) x 14'2" (4.32m) maximum reducing to 12'0" (3.66m). A well proportioned room. Quality laminate wood effect flooring. Radiator. Stone/slate brick work to one wall with raised hearth and recess for fire. Television aerial point. Two wall light points. uPVC double glazed double opening doors, with matching full height side windows, providing access and outlook to rear garden and countryside beyond.

From reception hall, door to:

KITCHEN/DINING ROOM

Kitchen Area – 10'10" (3.30m) x 9'10" (3.0m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Ceramic 1½ bowl sink unit with traditional style mixer tap and single drainer. Fitted oven. Four ring gas hob with filter/extractor hood over. Plumbing and space for washing machine. Integrated fridge. Upright storage cupboard. Quality laminate wood effect flooring. uPVC double glazed window to front aspect. Secondary glazed window to side aspect. Part glass panelled door provides access to covered side lobby. Large square opening to:

Dining Room – 13'0" (3.96m) x 12'0" (3.66m). A light and spacious room. Quality laminate wood effect flooring. Radiator. Fitted gas fire. Large uPVC double glazed window to rear aspect again enjoying fine outlook over rear garden and countryside beyond.

From kitchen, part glazed door provides access to:

COVERED SIDE LOBBY

12'4" (3.76m) x 5'2" (1.57m). Quality laminate wood effect flooring. Water tap. Obscure double glazed door provides access to front elevation. Stable style door provides access to rear garden.

FIRST FLOOR LANDING

A spacious galleried landing. Radiator. Access to roof space. Airing cupboard, with fitted shelving and electric light, housing lagged hot water cylinder. Two storage cupboards. uPVC double glazed window to front aspect with outlook over adjoining countryside. Door to:

BEDROOM 1

17'0" (5.18m) x 12'0" (3.66m) excluding wardrobe space. A light and spacious room. Built in wardrobes. Radiator. Large uPVC double glazed window to rear aspect offering fine outlook over rear garden and countryside beyond.

From first floor landing, door to:

BEDROOM 2

12'10" (3.91m) into wardrobe space x 12'0" (3.66m). Again a light and spacious room. Built in wardrobes to one wall. Radiator. uPVC double glazed window to rear aspect again offering fine outlook over neighbouring area and countryside beyond.

From first floor landing, door to:

BEDROOM 3

10'0" (3.05m) x 8'6" (2.59m) excluding wardrobe space. Built in wardrobe. Radiator. uPVC double glazed window to front aspect with outlook over adjoining countryside.

From first floor landing, door to:

BATHROOM

7'8" (2.30m) x 7'4" (2.24m). A matching suite comprising panelled bath with electric shower unit over. Low level WC. Wash hand basin. Part tiled wall surround. Radiator. Obscure uPVC double glazed window to front aspect.

OUTSIDE

To the front of the property is a raised flower/shrub bed with access leading to an extensive private driveway providing ample parking for numerous vehicles. Shrub bed. Access to:

SINGLE GARAGE

17'4" (5.28m) x 10'8" (3.25m). Electronically operated roller front door providing vehicle access. Fitted shelving. Power and light. Gas meter. Side courtesy door to covered storage area.

To the side of the garage are double opening timber gates leading to a covered:

SIDE STORAGE AREA/CAR PORT (NO VEHICLE ACCESS)

30'0" (9.14m) x 9'0" (2.74m) (approximate measurements). A useful area providing great storage space. Double opening gates lead to the rear garden. Double opening gates provide access to front elevation.

The rear garden is a particular feature of the property enjoying a southerly aspect whilst consisting of a raised brick paved patio. Inset shrub beds. Dividing steps lead down to an extensive shaped area of level lawn. Raised fish pond. Various maturing shrubs, plants and trees. The rear garden also enjoys the fine outlook over neighbouring countryside and beyond.

TENURE
FREEHOLD

MATERIAL INFORMATION

Construction Type: To be confirmed
Mains: - Water, drainage, electric, gas
Heating: Gas central heating
Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>
Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>
Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>
Mining: No risk from mining
Council Tax: Band F (East Devon)

DIRECTIONS

From J30 (M5) continue onto the A379 Exmouth Road for approximately 6 miles. Upon reaching Lympstone at the traffic light junction opposite the Saddlers Arms public house, take the left hand turning into Wotton Lane. The property in question will be found on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

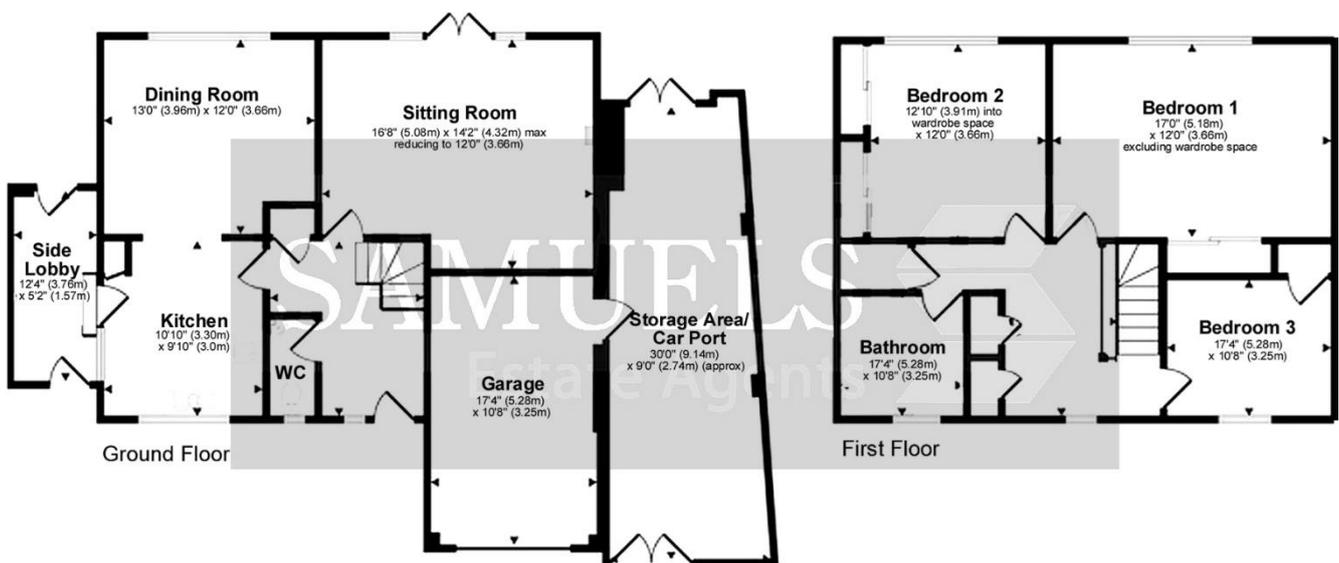
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0326/9157/AV



Approximate Internal Area - 173 sq.m. (1862 sq.ft)
For illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		