



£560,000
Greenhill Avenue, Lympstone, Exmouth, Devon, EX8 5HW



Very well-presented extended house with parking, in this favoured address within walking distance of the village centre and train station.

- **Bright sitting room with feature fireplace**
- **Stylish sun room with French doors to south-facing garden**
- **Spacious kitchen/breakfast room with integrated appliances**
- **Modern shower room**
- **3 bedrooms all with built-in storage**
- **Private driveway with parking for two vehicles**
- **Generous rear garden with lawn and large decked entertaining area**
- **Gas Central Heating & Double Glazing**
- **Walking distance to local shop, pubs, school, and Exe Estuary Trail**

DESCRIPTION: A beautifully presented three-bedroom home in the heart of sought-after Lympstone village. This spacious property offers a bright sitting room with feature fireplace, opening to a stylish sunroom and decked terrace. The generous kitchen/breakfast room is perfect for entertaining, with modern fittings, built-in appliances and garden access. Upstairs are three bedrooms with built-in storage, plus a contemporary shower room. The home benefits from private off-road parking for two vehicles. The south-facing rear garden is ideal for outdoor living, with lawn and a large, decked area. Located in a quiet no-through road within easy walking distance of village amenities, pubs, and the Exe Estuary Trail.

SITUATION: Lympstone is a highly desirable estuary village on the East Devon coast, offering a rare blend of historic charm and modern convenience. With narrow lanes, characterful period homes and a strong community spirit, the village boasts a range of amenities including a primary school, local shop, post office, two traditional pubs, tennis courts, a sailing club, and access to the scenic Exe Estuary Trail. Residents enjoy easy access to watersports, countryside walks, and fine dining at the Michelin-starred Lympstone Manor. Excellent transport links include the village's own railway station with regular services to Exeter and Exmouth, quick access to the A376 and M5, and direct connections for cyclists and walkers along the estuary trail. Ideal for those seeking coastal living with commuter convenience, Lympstone offers a unique and highly sought-after lifestyle.

The accommodation comprises (all room measurements are approximate):-

GROUND FLOOR

ENTRANCE LOBBY. Solid wood entrance door leading into the lobby, with tiled flooring and a double-glazed window to the front. Opens through to the...

HALLWAY. Continued tiled flooring, staircase rising to the first floor, doors leading to the cloakroom and reception rooms. Meter cupboard.

CLOAKROOM 6' 10" (2.08m) x 3' 10" (1.17m): Fitted with a white suite comprising low-level WC and corner wash-hand basin with Victorian-style mixer tap, tiled splashback, and storage cupboard beneath. Matching tiled floor. Opaque double-glazed window to the front. Traditional-style radiator.

SITTING ROOM 17' 7" (5.36m) x 10' 8" (3.25m): Double-glazed window to the front with shutters. Feature fireplace housing a living flame gas fire. Wood flooring. Radiator. Opens through to:

SUNROOM 18' 4" (5.59m) x 8' 2" (2.49m): With double-glazed windows to three sides and double-glazed French doors opening onto the decked terrace. Two Velux roof windows provide additional natural light. Downlighters. Fitted bench seating.

KITCHEN BREAKFAST ROOM 13' 8" (4.17m) x 13' 4" (4.06m): A generous and sociable space. Double-glazed window to the rear and double-glazed door giving access to the garden. Fitted with solid wood work surfaces with matching up-stands and tiled splashbacks and incorporating a Belfast sink with mixer tap. Four-ring gas hob with built-in oven beneath. Range of fitted cupboards and drawers under, together with integrated bins and space for a dishwasher. Integrated fridge-freezer. Matching wall-mounted units. Built-in understairs cupboard. Corner cupboard concealing the gas-fired combi boiler. Larder cupboard with shelving. Downlighters. Tiled flooring throughout.

FIRST FLOOR

LANDING with double-glazed window to the rear, access to loft via hatch, and doors leading to...

BEDROOM 1 14' (4.27m) x 12' (3.66m): Shuttered double-glazed window to the front. Built-in double wardrobe with cupboards above. Radiator.

BEDROOM 2 12' (3.66m) x 9' 11" (3.02m): Double-glazed window to the front with shutters. Radiator. Built-in overstairs cupboard.

BEDROOM 3 8' (2.44m) x 7' 9" (2.36m): Double-glazed window to the rear with shutters. Built-in double wardrobe. Radiator.

SHOWER ROOM 9' 11" (3.02m) x 5' 8" (1.73m): A modern, recently fitted suite comprising a large walk-in shower with full tiled surround, twin-headed shower unit, and fixed glass screen. Low-level WC. Wash-hand basin with mixer tap, tiled splashback, and cupboard beneath. Wall-mounted mirrored medicine cabinet with power supply. Two opaque double-glazed windows to the rear. Extractor fan. Contemporary black heated towel radiator. Downlighters.



OUTSIDE

To the front, the property benefits from a gravelled private driveway providing **PARKING FOR TWO VEHICLES**. Additional gravel area with planted beds and a central pathway leading to the entrance door.

REAR GARDEN. A generous and well-designed outdoor space featuring a large composite decked terrace, directly adjoining the sun room and ideal for entertaining. Three steps lead down to a level lawned garden of good proportions, enclosed by fencing and hedging to provide a good degree of privacy. The garden enjoys a predominantly southerly aspect.

DIRECTIONS: From Exeter or Topsham, take the A376 towards Exmouth, passing through the villages of Ebford and Exton. Continue past Lymestone Commando and take the next right into Nutwell Lane. Follow the road into Lymestone village, descend Burgmann's Hill

WHAT3WORDS: ///geese.doctor.handover

PLEASE NOTE: The sale of this property is subject to Section 157 of the Housing Act 1985. As a former council (local authority) house in Devon, prospective buyers must have lived and/or worked in Devon for the three years immediately prior to purchase in compliance with this legislation.

TENURE: Freehold

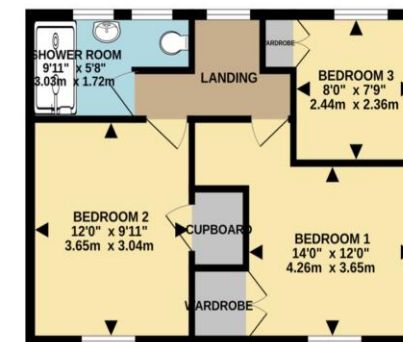
COUNCIL TAX BAND: B - £1885.11

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GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

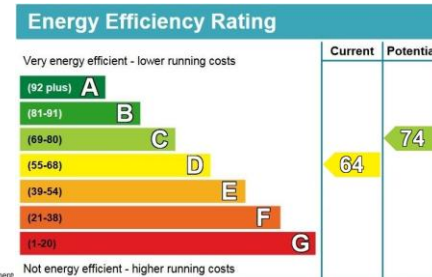


1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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.
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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.

