



East of **EXE**  
ESTATE AGENTS

2 Park View

Lympstone OIEO £625,000

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Located within the highly sought after village of Lympstone. A superb five bedroom family home which has been vastly improved by the current owners to include an excellent open plan kitchen/living/dining space, utility and WC on the ground floor, and a second floor with two double bedrooms and shower room in addition to the existing separate lounge at ground floor and the three bedrooms and family bathroom at first floor. Park View sits within a small row of rural properties which command outstanding views over the surrounding countryside with seasonal estuary glimpses.

Extended Semi- Detached | 5 Bedrooms

| Open Plan Kitchen Diner | Lounge

| Family Bathroom | Two Shower Rooms

| Utility Room

| Beautiful South Facing Rear Garden

| Countryside Views | E.V Charging Point

## APPROACH

Travelling on the Exeter to Exmouth road turn left at the traffic light just prior to the 'Saddler' public house. A short distance along on your right hand side you will find a small row of properties, 'Park View'. To the front of the property is ample parking with mature raised beds to the sides and a E.V charging point. A path leads to the front door under a covered storm porch which runs the length of the property.

## HALLWAY

A lovely wide hallway awaits with stairs to the first floor and storage cupboards below.

## LOUNGE 4.44m by 3.77m

First off to the left is a charming lounge with a beautiful bay window that looks out over the front garden.

## OPEN PLAN KITCHEN/DINER 6.63m by 5.46m

This is a beautiful light and spacious room. The kitchen forms a 'U' shape with recycled glass work top and bamboo breakfast bar. Over the top are 1930s' glass fronted wall units, an inset drainer sink and under counter space for washing machine and



tumble dryer. Recently extended, the dining room forms a magnificent space with two sets of folding doors opening out onto the rear patio and a long skylight window that lets light flood into the room.

#### UTILITY ROOM

Off from the hallway a further extension incorporates the utility and shower/cloakroom. The utility has been fitted with base units with inset drainer sink with ample space for coat and shoe storage. A glassed door returns to the side of the property and gives access to the cycle store.

#### CLOAKROOM / SHOWER ROOM

The ground floor cloak room has been fitted with a white W.C and shelf mounted slim line basin with a walk-in shower finished with decorative tiling.

#### FAMILY BATHROOM

First off the landing, the family bathroom has been fitted with a white suite with the sink inset into a timber clad vanity unit with wooden shelf. To the side the bath has both a bath shower mixer tap and separate shower over the top.

#### BEDROOM 2 3.65m by 3.51m

Bedroom 2 is a spacious room with two built-in wardrobes to the side of the chimney and commanding panoramic views out over the rear garden.

#### BEDROOM 1 3.80m by 3.51m

Again with built-in wardrobe, bedroom 1 is a generous room that also has the most magnificent views that look out across the front of the property with trees and open countryside.

#### BEDROOM 5 / OFFICE 3.05m by 1.68m

Naturally the smaller of the rooms, bedroom 5 is currently utilised as the office and also enjoys the countryside views.

#### BEDROOM 3 & 4 3.35m by 3.03 & 3.35m by 2.80m

Up onto the second floor, are two further ample sized bedrooms with bedroom 4 particularly favouring a quite magnificent panoramic view from the dormer window.

#### SHOWER ROOM

A further shower room on the top floor has been fitted with a modern white suite with grey vanity unit. The walk-in shower with low profile tray has a Matt black grid screen and black ash effect wall panel.

#### REAR GARDEN

Out from the dining room is a beautiful south facing secluded raised patio with steps leading down to the garden. Mainly laid to lawn, this lovely garden has a circular gravel bed for seating around the fire pit. A group of raised beds leads the way further down the garden to a pair of apple trees and a fence that looks out across the pony paddock next door.

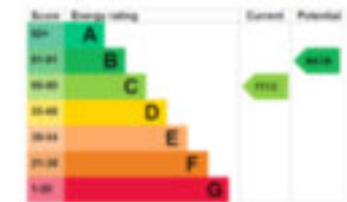
#### STORAGE

Located just off the dining room is a sizable storage room that has access out to the covered bicycle store for 6 bikes located to the side of the property.





TOTAL FLOOR AREA: 1625 sq.ft. (151.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix (2023)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.