



East of **EXE**
ESTATE AGENTS

1 Glebe Close
Lympstone, £325,000

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Fantastic elevated cul de sac location enjoys stunning estuary views, three bed end of terrace corner plot offers possibility to extend and modernise. Two reception rooms, kitchen breakfast room, wrap around garden with elevated patio. Garage, parking space and useful entrance porch.

- Corner Plot | End of Terrace | Three Bedrooms
- | Two Reception Rooms
- | Kitchen/ Breakfast Room
- | South West Facing Gardens | Garage & Parking
- | Quiet cul de sac | Estuary Views
- | Potential to Extend

Entrance Porch

Offers excellent storage, radiator and light.

Hallway

Under stairs storage and radiator.

Reception

Window over garden, radiator and light fitting.

Dining Room

Dual aspect with radiator, window overlooking garden and storage.

Kitchen Breakfast Room

South facing window with estuary views , modern fitted kitchen, radiator, spot



lighting and door to patio, garden and garage.

First floor landing with loft access

Bedroom One

Spectacular South West views over the estuary, radiator and light.

Bedroom Two

Window over front garden, storage cupboard, radiator and light.

Bedroom Three

Window to front, 'cabin' style bed, radiator and light.

Bathroom

South West facing window, suite comprising bath with shower over, WC, washbasin, heated towel rail and light.

Gardens

Wrap around three sides of the property with lawned area, gated rear patio off kitchen landing to lower, larger patio accessing garage. Spectacular uninterrupted views estuary views.

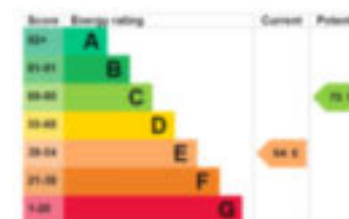
Garage & Parking

Detached garage with power and light, and off street parking in front.





TOTAL FLOOR AREA: 1220 SQ FT (113.11 SQ M)
 Measurements are approximate. For further information contact the agent.



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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.