



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Morcote, The Strand, Lypstone,
Exmouth, EX8 5EY

GUIDE PRICE

£255,000

TENURE Freehold



Sympathetically Modernised Grade II Listed Cottage Located In The Heart Of The Sought-After Village Of Lypstone Providing An Ideal Permanent Or Holiday Home Retreat/Holiday Let

Stylish Well Equipped Kitchen * Charming Reception/Sitting Room * Double Bedroom * Modern Shower Room/Wc * No Ongoing Chain * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Part glazed front door to:

ENTRANCE PORCH: With wooden stable style inner door giving access to the cottage with understairs storage cupboard.

KITCHEN: 2.13m x 2.13m (7'0" x 7'0") Stylishly fitted modern kitchen with window overlooking cobbled side lane, range of gloss finish worktops with matching splashback walls with inset circular sink unit, integrated dishwasher and washing machine beneath worktops, fridge under work surface, ceramic electric hob set into work surface with stainless steel chimney style extractor hood over with light, small breakfast bar area, electric towel rail, ceiling spotlighting.

RECEPTION ROOM/SITTING ROOM: 3.3m x 2.26m (10'10" x 7'5") West facing sash window with wooden window shutters, wood burner with slate hearth with wood mantel over, modern electric radiator, TV point, oak wood flooring, door with staircase rising to first floor.

LANDING AREA: With storage, loft access.

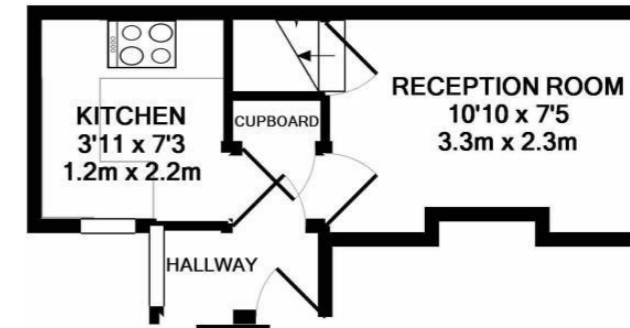
BEDROOM 1: 3.3m x 2.69m (10'10" x 8'10") Charming bedroom with West facing window with wooden window shutters, modern electric heater, storage cupboard over stairwell recess.

DRESSING AREA: 2.11m x 1.17m (6'11" x 3'10") Vaulted ceiling.

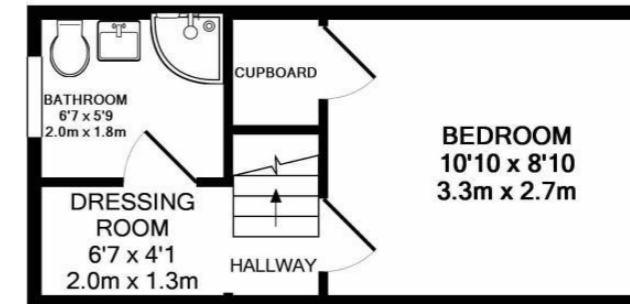
SHOWER ROOM/WC: 2.26m x 1.75m (7'5" x 5'9") Modern suite with corner shower cubicle housing Mira shower unit and curved shower splash screen doors, pedestal wash hand basin, WC, heated towel rail, tiling to splash prone areas, extractor fan, window.

Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

FLOOR PLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 160 SQ.FT.
(14.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 203 SQ.FT.
(18.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 363 SQ.FT. (33.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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