



naomi j ryan  
estate agents



Cottage



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road Nearby



Garden: Front  
Courtyard



Council Tax Band: C

£1,150

Sowden Lane,  
, Lympstone, EX8 5HB

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

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£1,150

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Deposit Amount: £1,326

## SUMMARY

Cliffe Cottage is a stunning grade II listed property in the well regarded and sought after location of Lympstone, Devon which lies on the beautiful Exe Estuary in Exeter.

The property is exceptionally well presented. There are two double bedrooms, one on the lower ground floor and a further on the first floor. The open plan living space is upon entry to the cottage, on the ground floor. There is also a modern shower room on the first floor. Outside to the front is a private, enclosed courtyard garden with table and seating.

If desired the lower ground floor bedroom could be used as a spacious sitting room, leaving one double bedroom to the first floor.

The village of Lympstone is situated on the east side of the River Exe, on National Cycle Route 2, between Exmouth in the south and Topsham to the north, and benefits from two pubs, village shop, hairdressers, café and train station.

Available Now!

Would suit a professional couple or individual.

EPC Rating C.

Council Tax Band C.

In person viewings only, please call or email the office to book.



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