



# Robert Williams

SALES | LETTINGS | AUCTIONS

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Offers in the region of:

**£650,000**

**Freehold**

Burgmanns Hill

Exmouth

Devon

EX8 5HP

## Burgmanns Hill

FOR SALE BY INFORMAL TENDER – CLOSING DATE 12:00 Noon 12<sup>th</sup> MARCH 2021. A fantastic opportunity to create something special. A substantial detached property in the popular village of Lypstone on the River Exe requiring modernisation or even redevelopment of the site (STP). Over 3,100 sqft of accommodation with 6 double bedrooms, 3 reception rooms, large kitchen and 2 Bathrooms situated in a plot measuring approximately 0.36 of an acre of gardens, driveway and parking. NO ONWARD CHAIN.



# The situation...

The property is located on the edge of Lypstone, a sought-after village on the Exe estuary with easy access to both Exeter and Exmouth. The village has a well-established local Primary school, with St Peter's independent school on its outskirts. There is a well-regarded doctor's surgery, two churches, four pubs, one cafe, a hairdresser and a village shop. Nearby Lypstone Manor offers a Michelin star restaurant and boutique hotel. There is a regular train service to Exeter where you can change for direct trains to London. The M5 at Junction 30 is just 8 miles away. The Exe Estuary Trail has 26 miles of cycleway along both sides of the Rive Exe and is a lovely way to explore the area.

**Informal Tender:** The property is offered for sale by informal tender with a closing date of the 12<sup>th</sup> of March at 12 noon unless sold prior. A tender legal pack has been prepared and is available to interested parties for their solicitors inspection. The vendors will not consider offers prior to the due date. The vendors reserve the right not to accept the highest or any offer. Offers should be submitted on the tender form which is available from the selling agent and returned in a clearly market sealed envelope.



## Key Points

**Local Authority:** East Devon

**Council Tax Band:** G

**Heating:** Gas Central Heating

**Services:** Mains gas, electricity, water and drainage

**EPC Rating:**

- Sale by Informal Tender 12 Noon 12<sup>th</sup> March 2021
- Substantial Detached 6 Bedroom Home
- Requires Modernisation NO CHAIN
- Potential for Redevelopment of Site STP
- Over 3,100 sq ft of Accommodation
- Broadly Level Plot Approx 0.36 Acres
- Double Glazed - Central Heating
- Sought After Village Location



# The Property...

This imposing house is situated centrally in a large plot with extensive accommodation extending to over 3,100 sq ft. The property has just been vacated by tenants so could be moved straight into but offers the new owners the opportunity to create something special to their specifications. The entire site also offers potential to be redeveloped subject to planning permissions. The ground floor is entered via a large entrance vestibule that opens to a central hallway where stairs rise to the first floor. At the far end is a large triple aspect living room with brick fireplace and doors to the garden. There are two further reception rooms, also with brick fireplaces, and a large kitchen, all overlooking the garden. Several smaller rooms on this level include a utility room, two toilets and two storerooms. The first-floor landing is flooded with light thanks to a large window over the stairs and gives access to the six double bedrooms, four of which overlook the garden with distant views towards the River Exe. The two smaller rooms look to the front. The bedrooms are served by two bathrooms and one toilet. There is a further small room where the boiler and hot water tank is situated.

**Outside:** The entire plot measures approximately 0.36 of an acre and is broadly level. To the front of the property is a gated driveway from the road leading to a parking area in front of the house where there is a timber garage. To the rear is a lawned garden bordered with wooden fencing. The remaining land to the front and side of the property is largely overgrown with trees and scrub.





# Time to find out more...

Call: 01392 204800  
Web: [www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)  
Visit: 2 Southernhay West, Exeter, EX1 2RR

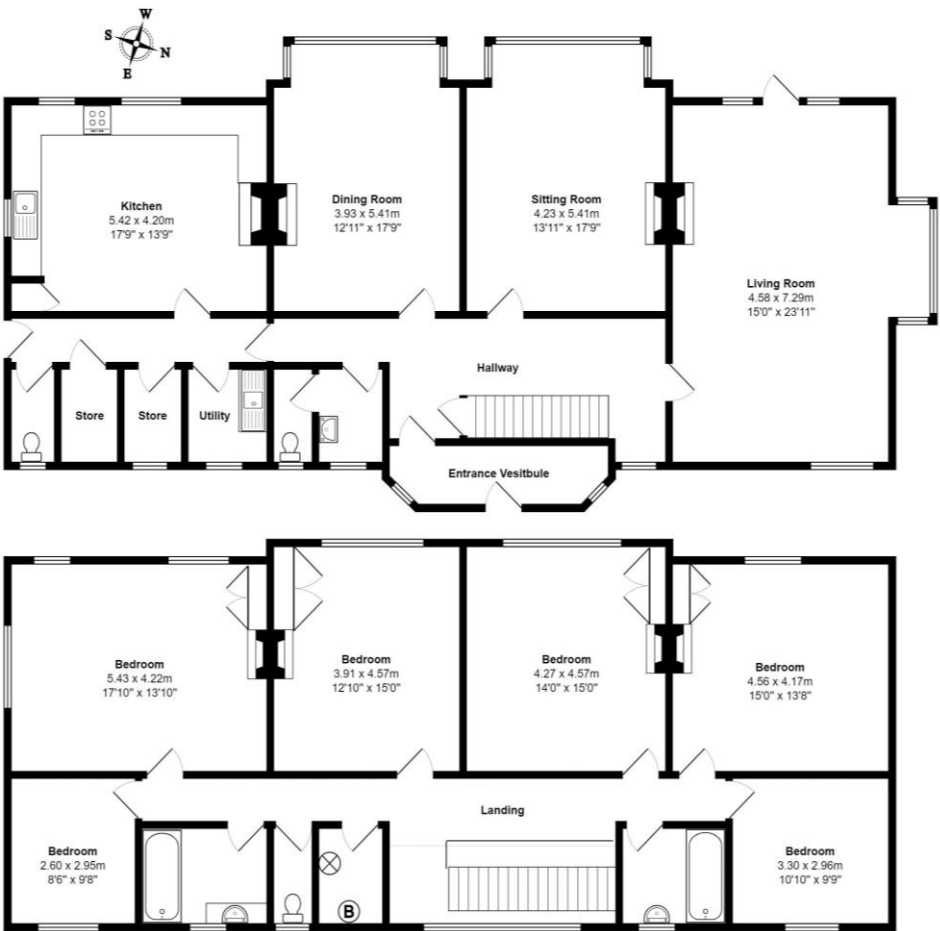
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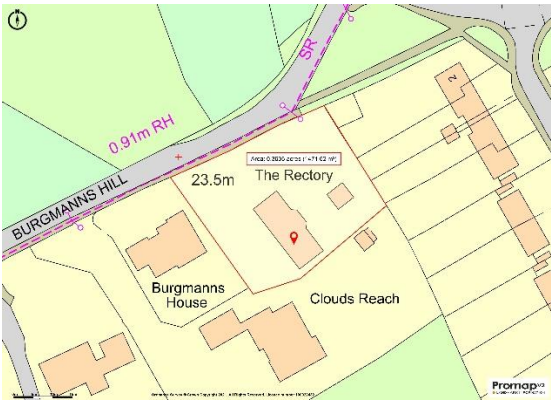


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Total Area: 289.5 m<sup>2</sup> ... 3116 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

