



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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29 Lime Grove, Exmouth, EX85NW

GUIDE PRICE  
**£339,950**  
TENURE Freehold



**A Beautifully Presented And Extended Three Bedroom Semi Detached House Located In A Popular And Convenient Location With Enclosed Rear Garden, Ample Parking And Garage**

Entrance Porch \* Reception Hall \* Ground Floor Cloakroom/Wc \* Modern Stylish Kitchen \* Extended Living/Dining/Family And Sitting Room \* Three First Floor Bedrooms – All With Built-In Wardrobes \* Modern Bathroom Suite Upvc Double Glazed Windows \* Gas Central Heating \* Super Family Home



29 Lime Grove, Exmouth, EX8 5NW

**THE ACCOMMODATION COMPRISES:** uPVC double glazed double doors to:

**ENTRANCE PORCH:** 1.75m x 0.89m (5'9" x 2'11") Useful entrance to the property with courtesy light, composite inner door with uPVC double glazed picture window, with patterned glass, giving access to:

**RECEPTION HALL:** Wood laminate flooring, radiator, recessed ceiling spotlighting, stairs rising to first floor landing with access to understairs storage cupboards.

**GROUND FLOOR CLOAKROOM/WC:** 1.83m x 0.79m (6'0" x 2'7") With wash hand basin with tiled splashback, WC with push button flush, heated towel rail, wood laminate flooring, uPVC window with patterned glass.

**KITCHEN:** 3m x 2.46m (9'10" x 8'1") Stylish modern kitchen fitted with wood-effect worktops with matching splashbacks, inset one and a half bowl single drainer sink unit with mixer tap with cupboards, drawer units and plumbing for automatic washing machine, wine rack beneath worktops, four ring gas hob with stainless steel splashback and extractor hood over, built-in double oven with cupboards above and below, wall mounted cupboards with concealed lighting beneath, fitted shelving, space for upright fridge freezer, wood laminate flooring, uPVC double glazed window to front aspect.

**OPEN-PLAN EXTENDED LIVING AREA:** Comprising of: **DINING/FAMILY AREA:** 4.88m x 4.78m (16'0" x 15'8") maximum overall measurement. Two radiators, thermostat controlled central heating, archway opening through to:

**LIVING ROOM:** 4.75m x 2.69m (15'7" x 8'10") TV point, radiator, uPVC double glazed double doors with picture windows and further uPVC double glazed doors both giving access through to the rear garden, picture window to side aspect with patterned glass, TV point, radiator, wall lighting.

**FIRST FLOOR LANDING:** With spotlighting, uPVC double glazed window to side aspect enjoying lovely views towards the estuary and coastline beyond, cupboard over stairwell recess housing the Worcester gas boiler for hot water and central heating, large access to roof space by loft ladder, which is fully boarded with light.

**BEDROOM 1:** 3.96m x 3.02m (13'0" x 9'11") Wood laminate flooring, built-in floor to ceiling triple wardrobes with sliding doors (one mirror fronted) with shelving and dual clothes rail, TV point.

**BEDROOM 2:** 3.38m x 3.05m (11'1" x 10'0") Another good size double bedroom with built-in double floor to ceiling wardrobe with mirror fronted sliding doors, dual clothes rail and shelf, radiator, uPVC double glazed window to front aspect.

**BEDROOM 3:** 2.92m x 1.8m (9'7" x 5'11") Built-in floor to ceiling double wardrobe with sliding doors, shelving and clothes rail, laminate flooring ,radiator, uPVC double glazed window with patterned glass.

**BATHROOM/WC:** 1.75m x 1.7m (5'9" x 5'7") Stylish modern suite comprising bath with shower unit over, with fixed rainfall shower head hose and detachable shower head hose, shower splash screen, wash hand basin set in display surface with cupboard and WC with concealed push button flush beneath, heated towel rail, fully tiled walls, ceiling extractor fan, ceiling spotlighting, uPVC double glazed window with patterned glass.

**OUTSIDE:** To the front of the property is a lawned area of garden enclosed by slatted fencing with wide and long driveway providing ample off road parking leading to the garage with outside light over.

**GARAGE:** 15.18m x 2.39m (17'0" x 7'10") Up and over door, power and light connected, space for tumble dryer, part glazed door giving access through to the rear garden. To the rear is a fully enclosed garden comprising of a good size patio sun terrace area, level lawned garden with raised flower and shrub beds, garden shed, outside lighting, outside cold water tap.

FLOOR PLAN:

