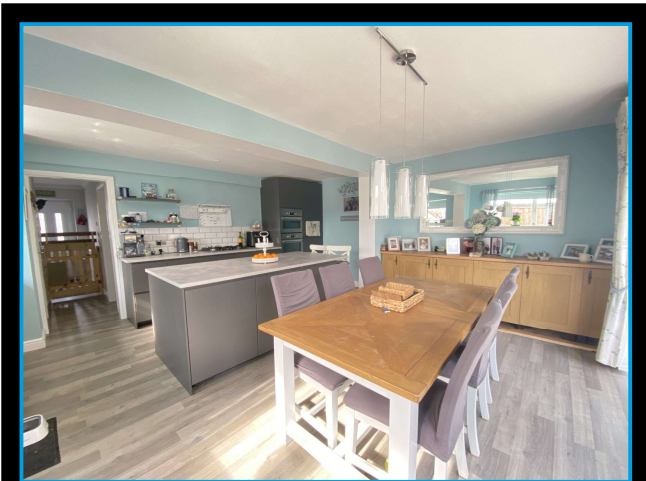


Guide Price £345,000
24 Lime Grove, Exmouth, EX8 5NW



- Extended Modern Semi Detached House • Impressive Modern Kitchen/Dining Room • Separate Lounge • 3 Bedrooms • Bathroom And Downstairs Cloakroom/WC • Gardens Front & Rear • Driveway Parking • Double Glazing And Central Heating



Accommodation

Ground Floor

Steps up to double glazed entrance door with side panel window to:

Entrance Hall

Stairs to first floor. Telephone point. Radiator. Cupboard under stairs. Doors to:

Cloakroom/WC

Double glazed window to the side. Close-coupled WC. Wash hand basin with cupboard below. Tiled splash back.

Lounge 14'2" (4.32m) x 11'10" (3.61m)

Double glazed window to the front. TV aerial point. Radiator.

Kitchen/Dining Room

A feature of the property and has been extended to provide an impressive family area comprising:

Kitchen Area 17'9" (5.41m) x 7'5" (2.26m)

Double glazed window to the side. Refitted with a modern range of base cupboard and drawer units. Inset ceramic sink unit. Work top surfaces with tiled splash backs. Integrated double oven with microwave function. Inset 5 ring gas hob. Integrated fridge/freezer, dishwasher and washing machine. Radiator. Large central island unit providing a breakfast bar area with cupboard and drawer units below. Radiator. Opening through to:

Dining Area 16'8" (5.08m) x 8'8" (2.64m)

Double glazed window to the side. Double glazed French doors with side panel windows opening onto the rear garden. Radiator.

First Floor

Landing

Double glazed window to the side with some views towards the River Exe Estuary. Hatch to roof space. Built-in airing cupboard housing gas fired boiler supplying domestic hot water and central heating. Doors to:

Bedroom 1 10'11" (3.33m) x 10'11" (3.33m)

Double glazed window to the front. Radiator. Fitted wardrobes with over bed bridging unit and further wardrobe and drawer unit.

Bedroom 2 10'8" (3.25m) x 8'9" (2.67m)

Double glazed window to the rear. Radiator. Fitted cupboard and drawer units.

Bedroom 3 8'8" (2.64m) x 7'5" (2.26m)

Double glazed window to the rear. Radiator.

Bathroom/WC

Double glazed window to the front. Fitted with a suite comprising a panelled bath with electric shower over. Tiled splash backs. Wash hand basin with cupboard below. WC with concealed cistern.





Externally

Front Garden

Enclosed by a timber picket fence and laid mainly to lawn with mature shrubs and a specimen tree.

Driveway

Providing off road parking and leading to a timber STORAGE SHED/WORKSHOP.

Rear Garden

An attractive enclosed paved patio style garden with a flower and shrub bed leading onto a timber decked area providing an outdoor dining area. Timber tool store.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C

Mortgage Assistance

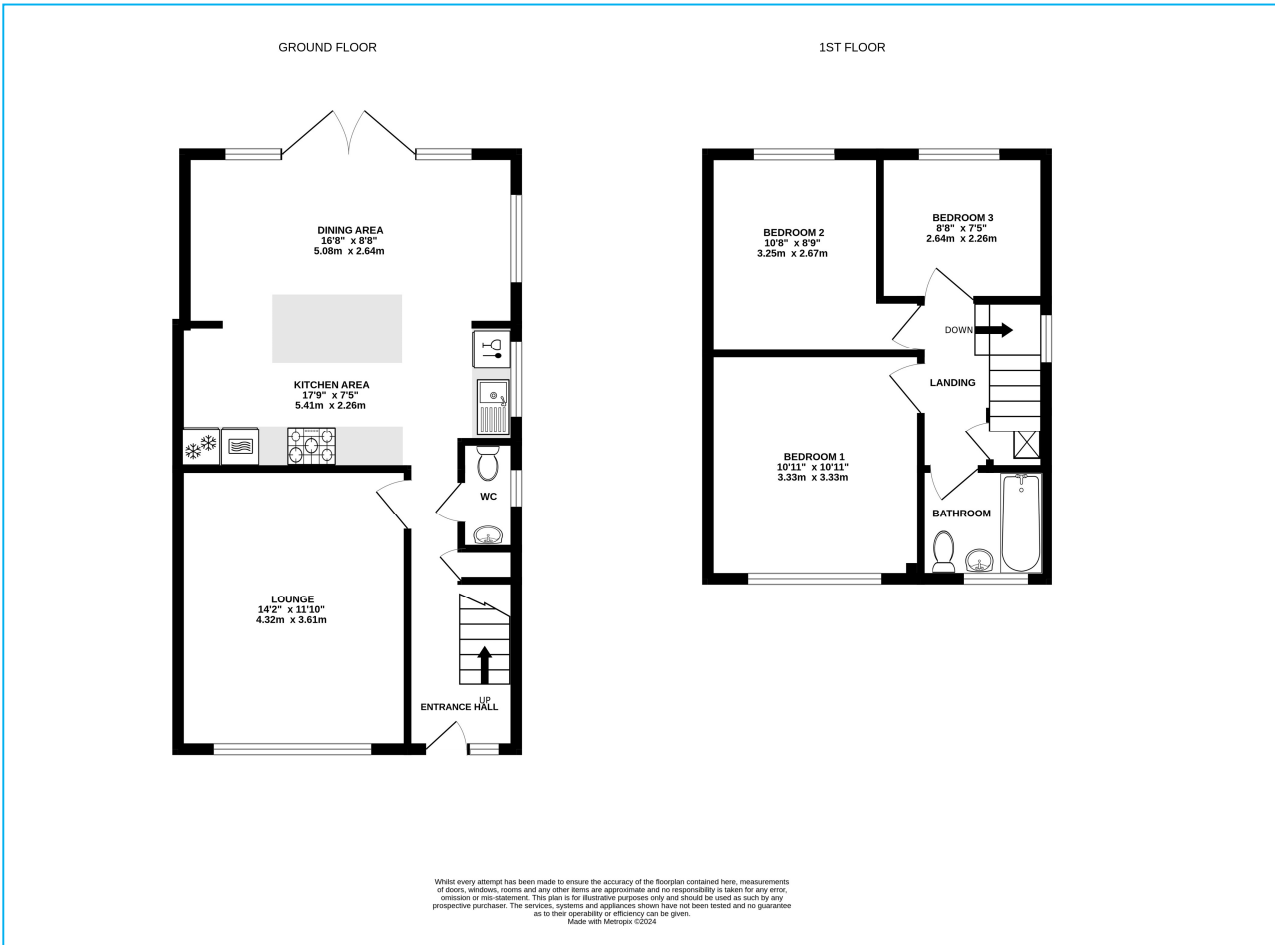
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

Agents Note

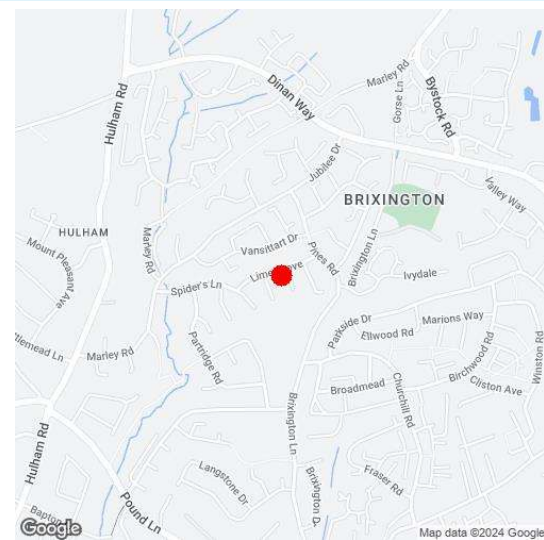
Please note these are draft sales particulars and are awaiting vendor's verification.



Directions

From our prominent Town Centre office, proceed past The Strand Gardens, turning left, then right at the mini roundabouts onto Marine Way. After 2 sets of traffic lights, turn right into Hulham Road signposted Honiton and Ottery St Mary. Proceed over the roundabout and take the next turning right into Marley Road. Take the 3rd turning on the right into Spiders Lane and left into Lime Grove. The property will be found on the right hand side clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	84
EU Directive 2002/91/EC	
England & Wales	



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.