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**LINKS**  
ESTATE AGENTS

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**Guide Price £239,950**  
**57 Lime Grove, Exmouth, EX8 5NP**



- Modern Terraced Home, Handy For Local Amenities • Gas Central Heating & Double Glazing
- Open Plan Living Room / Kitchen • 2 First Floor Bedrooms • White Suite Bathroom
- Driveway To Front & Garage To Rear • Easy To Maintain, Enclosed Rear Garden
- Ideal First Time Purchase



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door leading to:

### Entrance Porch

uPVC double glazed window to side. Open to:

### Open Plan Living Room / Kitchen 24'3" (7.39m) x 11'10" (3.61m)

Dual aspect having uPVC double glazed windows to front and rear, obscure uPVC double glazed external door leading to the rear garden. Staircase rising to first floor with useful under stairs storage cupboard that includes gas meter. The kitchen has a range of cupboard and drawer storage units with roll edged work surfaces, matching up stands and tiled splashback`s. Stainless steel single sink and drainer unit with mixer tap. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space under worktop for fridge etc. Wall mounted gas ified Combi boiler that supplies the central heating and domestic hot water. Laminate flooring to living area. Wall mounted electric trip switch fuse box.

### First Floor

### Bedroom 1 10'6" (3.2m) Plus Recess x 8'9" (2.67m)

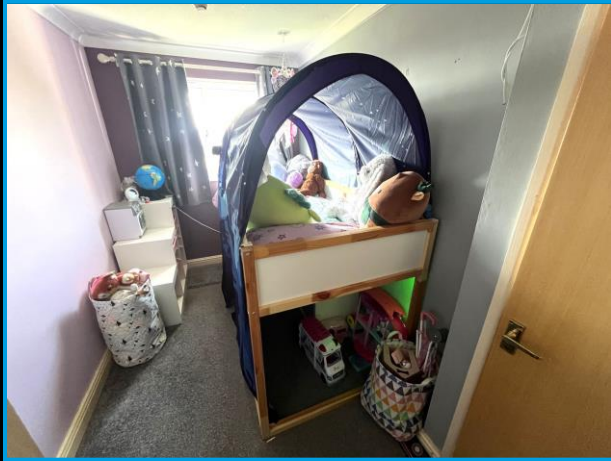
uPVC double glazed window to front giving an open outlook including views of the Sea and South Devon coastline. Range of fitted wardrobes to 1 wall. Further bulkhead storage cupboard and shelved recess. Radiator.

### Bedroom 2 11'4" (3.45m) x 6'4" (1.93m)

uPVC double glazed window to rear with reviews towards Haldon Hills. Radiator.

### Bathroom

Obscure uPVC double glazed window to rear. White suite of panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin. Fully tiled walls. Radiator.



### Externally

The front of the property is laid to shingle making an off road parking space / driveway. A pathway leads to the front entrance door. Outside electric meter box.

### Rear Garden

The property has an enclosed and easy to maintain Rear Garden which has a patio area adjacent to the property with steps leading down to the remainder of the garden, which has been laid to artificial grass. Timber panelled fenced boundaries. Outside water tap.

To the rear of the property is a rear service lane and access to:

### Garage 17'0" (5.18m) x 8'0" (2.44m)

Up and over door to front. Personal door to rear. Power and light connected.

### Tenure

The property is FREEHOLD

### Services

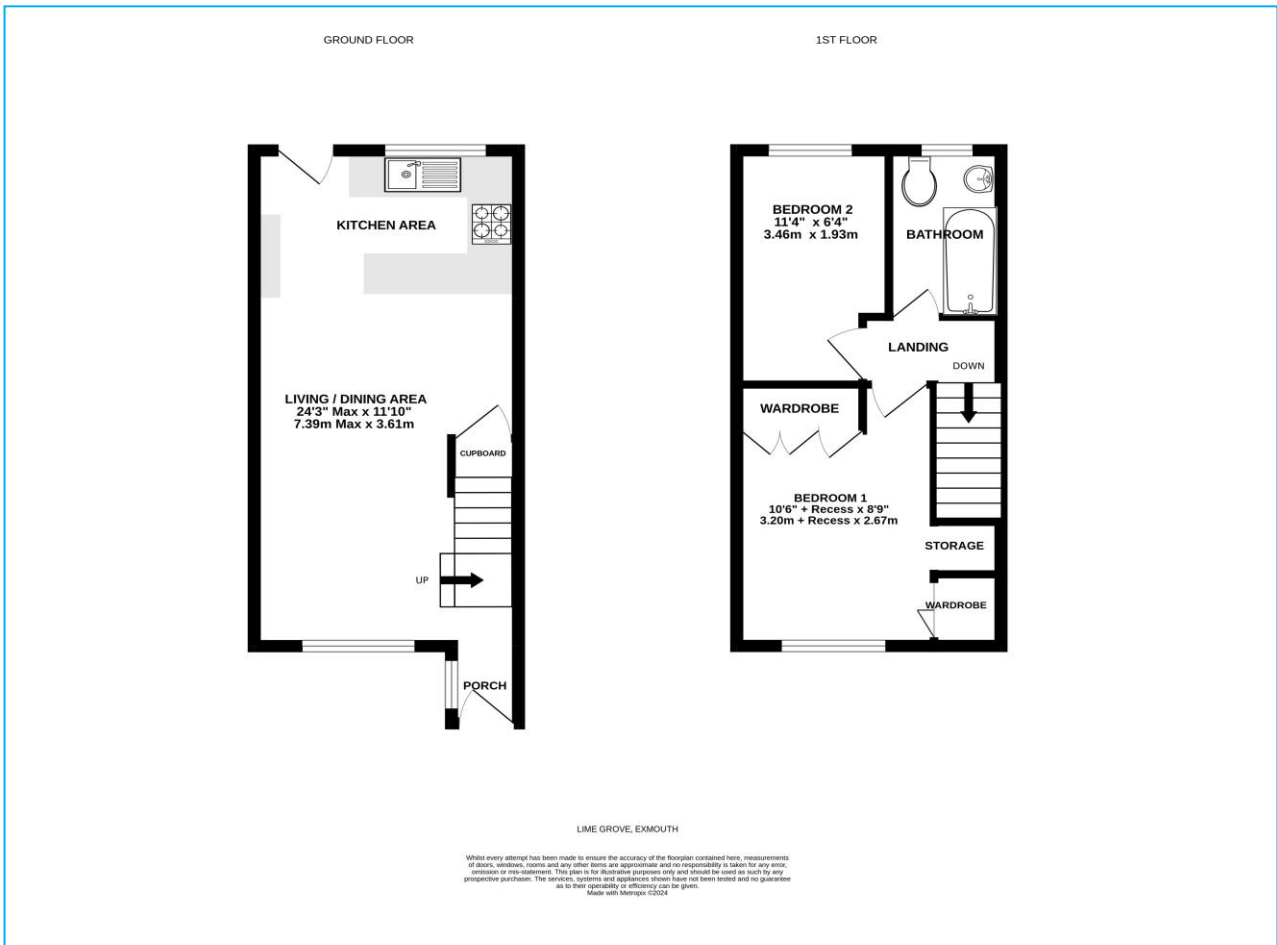
All mains services are connected. The property is on a water meter. Council Tax Band B

### 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

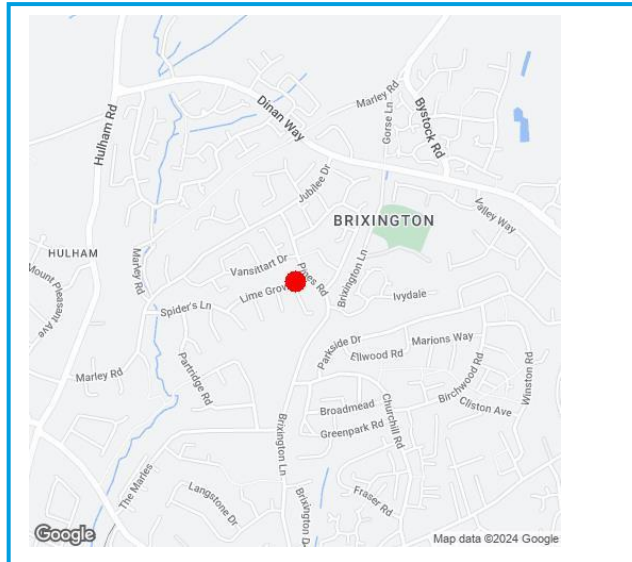
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**Directions**

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 towards the end of the road, on the left hand side, clearly identified by our For Sale board.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	89
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales <span style="font-size: x-small;">EU Directive 2002/91/EC</span>	



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