

01395 222350

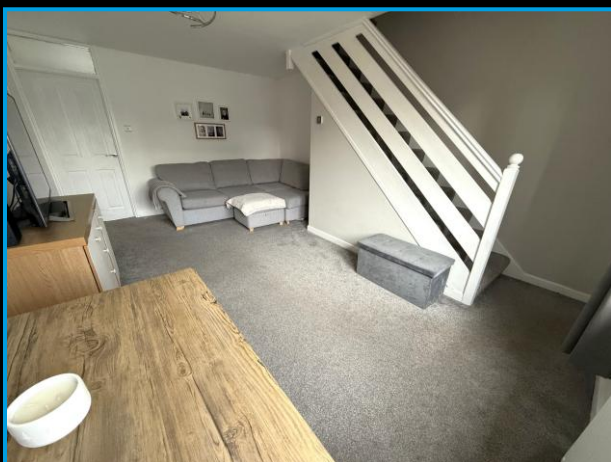
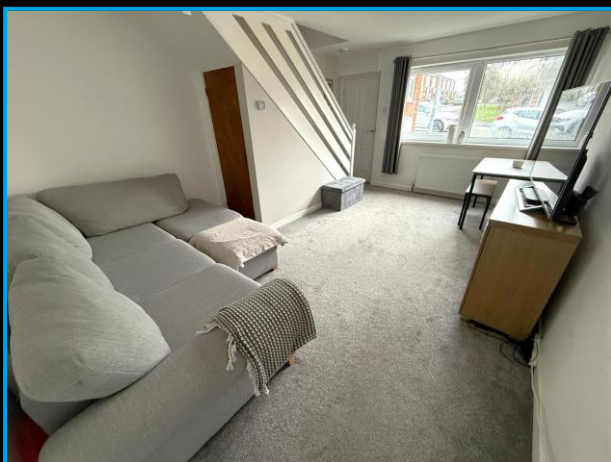
LINKS
ESTATE AGENTS

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Offers In Excess Of £240,000
51 Lime Grove, Exmouth, EX8 5NP



- 2 Bedroom End Of Terrace Property • Close To Amenities, Bus Routes & Primary School • Living / Dining Room • Kitchen & Rear Porch • 2 First Floor Bedrooms • Bathroom With A White Suite • Front & Rear Gardens • Garage In A Block Nearby. Viewing Advised



Step up to a part glazed uPVC double door leading to:

Ground Floor

Entrance Porch

Obscure glazed window to side. High level electric trip switch fuse box. Door leading to:

Living / Dining Room 16'10" (5.13m) x 12'0" (3.66m) Into Recess

Window to front. Staircase rising to the first floor. Radiator. Useful under stairs storage cupboard that houses concealed the gas meter. Smoke alarm. Wall mounted thermostat. Door leading to:

Kitchen 12'0" (3.66m) x 7'2" (2.18m)

Window to rear. Range of floor standing and wall mounted cupboard and drawer storage units with wood effect roll edged works surfaces and tiled splash backs above. Inset stainless steel single sink and single drainer unit. Space for a free standing fridge freezer. Space and plumbing for a washing machine. The slim line dishwasher is included in the sale price. Gas and electric cooker points. Coved ceiling. Vinyl flooring. Wall mounted, gas fired combination boiler that supplies the gas central heating and domestic hot water. Obscure double glazed door leading out to:

Rear Porch

uPVC double glazed windows to both sides and a sliding patio door to the rear leading out to the garden.

First Floor

Landing

Access to an insulated loft space. Smoke alarm. Doors leading to all rooms, including:

Bedroom 1 12'7" (3.84m) x 8'11" (2.72m)

Window to front that has an open aspect outlook towards the Estuary and the Hills beyond. Radiator. Useful built in wardrobe with hanging rail. Additional storage cupboard with slatted shelving.

Bedroom 2 11'1" (3.38m) x 6'6" (1.98m)

Window to rear. Radiator

Bathroom

Obscure glazed window to the rear. Fitted white suite that comprises of a panelled bath that has an electrically controlled shower above, tiled splash backs to ceiling height and a shower curtain. Low level WC. Pedestal wash hand basin. Extractor fan. Heated towel rail. Vinyl flooring.

Externally

Front Of Property

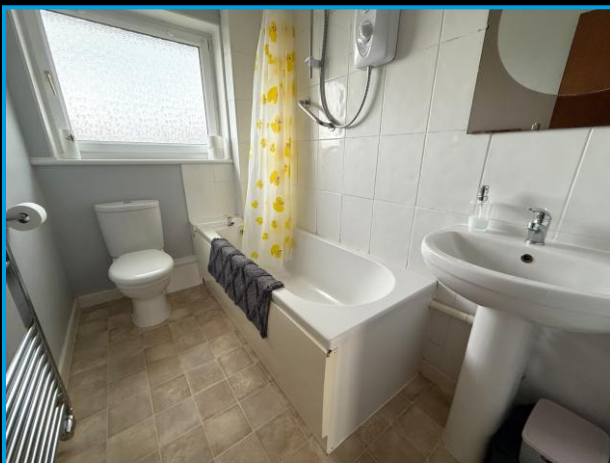
To the front of property is an open plan area of garden that is predominantly laid to lawn with a shrub bed. A pathway provides access to the front entrance door and also leads to side access running through to the rear garden.

Rear Garden

To the rear of the property is a garden that is predominantly laid to a level lawn with two paved areas of patio. Timber fenced boundaries. Outside water tap and lighting. Outside power point. Front pedestrian access via a side pathway. Rear pedestrian access via a wrought iron gate that provides access to:

Garage 16'9" (5.11m) x 7'11" (2.41m)

Located in a block directly behind the property. Up and over door



to front.

Tenure

The property is FREEHOLD

Services

All mains services are connected, Council tax band B. The property is on a water meter.

Mortgage Assistance

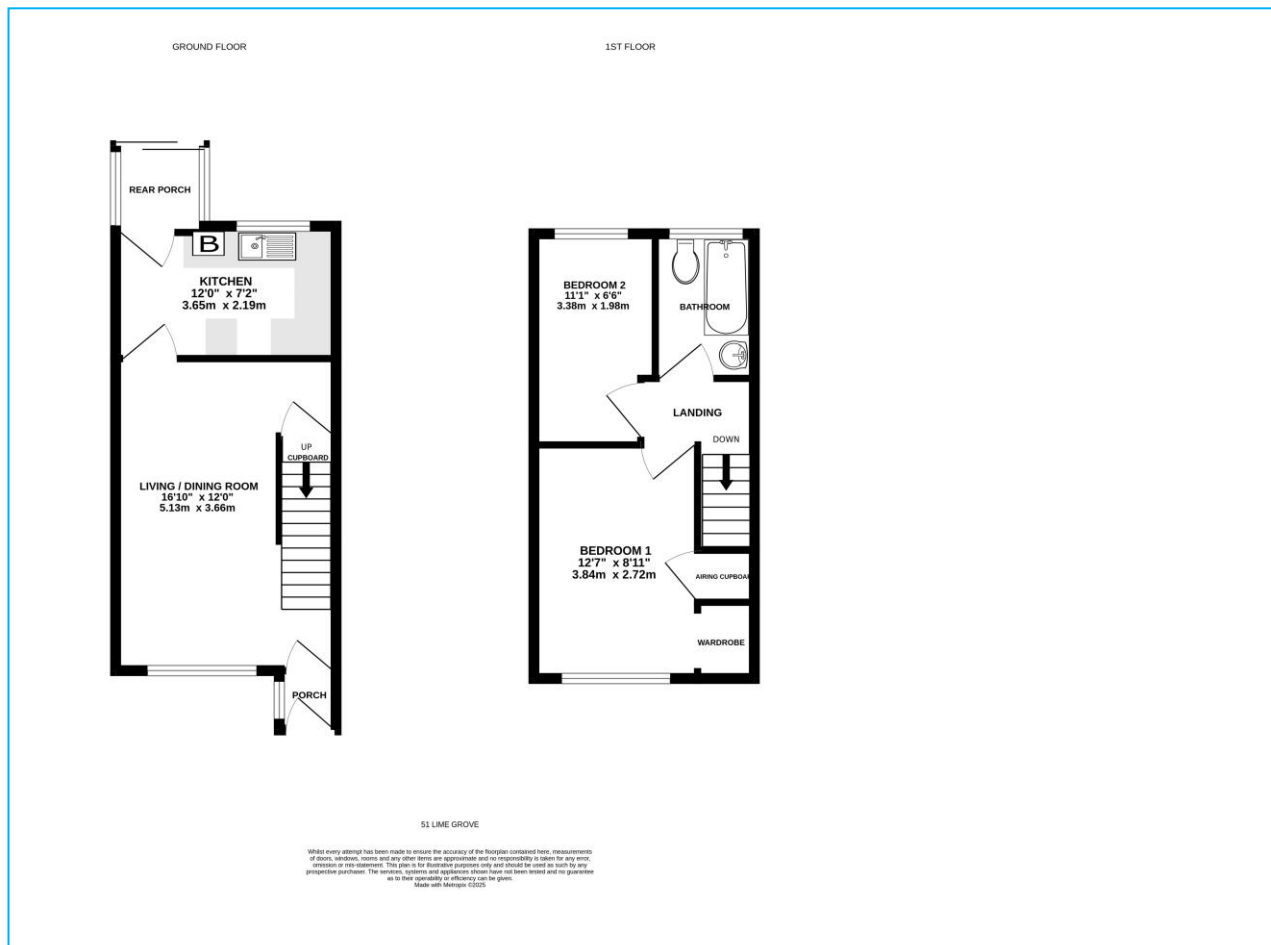
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).


Agents Notes

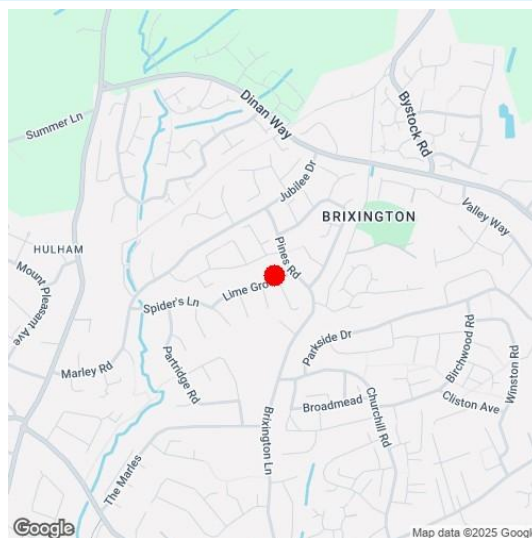
Please note, these are draft particulars and they are awaiting vendors verification.



Directions

From our prominent Town Centre office, proceed past The Strand, 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			



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.