



Lime Grove

Exminster £485,000

West of 

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Attractive four/five bedroom detached house situated in one of Exminsters most sought after residential areas. This lovely property offers spacious living accommodation featuring; large living room with double doors leading to a separate dining room, useful multi-use room or fifth double bedroom, kitchen/breakfast room, utility and cloakroom. On the first floor are four spacious double bedrooms - master with en-suite and a family bathroom. Chain Free.

Attractive detached house | Four double bedrooms |
Spacious living room | Separate dining room |
Kitchen/Breakfast room | Utility and cloakroom | Master
bedroom with en-suite | Good sized rear garden |
Driveway parking for two vehicles | Chain Free

PROPERTY DETAILS:

APPROACH

Covered entrance porch with composite front door to entrance hallway. Outside light.

ENTRANCE HALLWAY

Spacious entrance hallway with stairs to first floor. Radiator. Upvc double glazed window to front aspect with obscure glass. Door to understair cupboard. Doors to living room, kitchen/breakfast room and multi-use room.

LIVING ROOM

16' 4" x 10' 7" (4.98m x 3.23m) Light and spacious living room with Upvc double glazed window to front aspect. Radiator. Feature fireplace with ornate wood effect mantle, marble effect inset and hearth with fitted living flame effect gas fire. TV and telephone points. Double doors to dining room.

DINING ROOM

10' 2" x 9' 1" (3.1m x 2.77m) Spacious dining room with sliding double glazed patio door to garden. Wall lighting. Radiator. Door to kitchen/breakfast room.

MULTI-USE ROOM/BEDROOM 5

16' 1" x 7' 8" (4.9m x 2.34m) Good sized room offering a multitude of uses including a fifth double bedroom with Upvc double glazed window to front aspect. Radiator. Door to storage cupboard.

KITCHEN/BREAKFAST ROOM

12' 3" x 10' 1" (3.73m x 3.07m) (max) Spacious kitchen/breakfast room with Upvc double glazed window to rear aspect. Fitted kitchen with range of base, wall and drawer units in wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric double oven and gas hob with extractor hood over. Space and plumbing for dishwasher. Further under worktop



appliance space. Radiator. Matching breakfast bar area. Tiled floor. Doors to entrance hallway, dining room and utility room.

UTILITY ROOM

6' 1" x 5' 0" (1.85m x 1.52m) Matching base unit and worktop with inset composite sink, and space and plumbing under for washing machine and dryer. Wall mounted gas boiler. Radiator. Part glazed door to garden. Door to cloakroom.

CLOAKROOM

Upvc double glazed window to side aspect with obscure glass. Coloured suite comprising; low level w.c. and pedestal hand wash basin. Radiator.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to first floor landing. Hatch to loft space. Door to airing cupboard housing hot water tank and shelf. Doors to bedrooms and bathroom.

BEDROOM 1

15' 7" x 10' 8" (4.75m x 3.25m) (max) Light and spacious master bedroom with Upvc double glazed window to front aspect. Radiator. TV point. Double doors to built-in wardrobe complete with hanging rail and shelf. Further door to storage cupboard. Door to en-suite.

EN-SUITE

L-shape en-suite with Upvc double glazed window to front aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and glass door to shower enclosure with mixer shower. Extractor fan. Shaver point.

BEDROOM 2

14' 2" x 8' 3" (4.32m x 2.51m) (max) Further spacious double bedroom with Upvc double glazed window to front aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 3

11' 3" x 8' 3" (3.43m x 2.51m) (max) Double bedroom with Upvc double glazed window to rear aspect. Radiator. Double doors to built-in wardrobe complete with hanging rail and shelf.

BEDROOM 4

11' 4" x 7' 6" (3.45m x 2.29m) Further double bedroom with Upvc double glazed window to rear aspect with outlook over the gardens. Radiator.

BATHROOM

Upvc double glazed window to rear aspect with obscure glass. Coloured suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround, and mixer shower. Extractor fan. Radiator. Part tiled walls. Shaver point.

OUTSIDE

FRONT

Open front garden area laid to lawn with tarmac driveway offering parking for two vehicles. Path to front door and gated side access.

REAR GARDEN

Attractive rear garden with a south/easterly aspect comprising of a paved patio area adjoining the rear of the property leading onto a lawned garden. Garden shed. Outside tap.

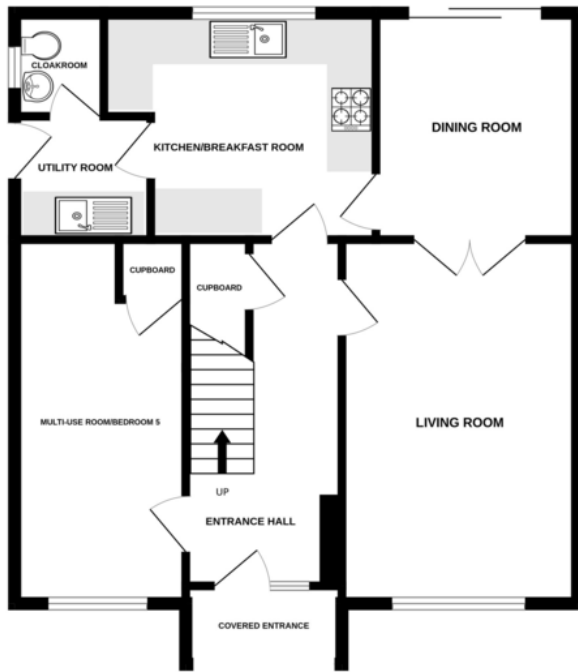
AGENTS NOTES:

The property is Freehold.

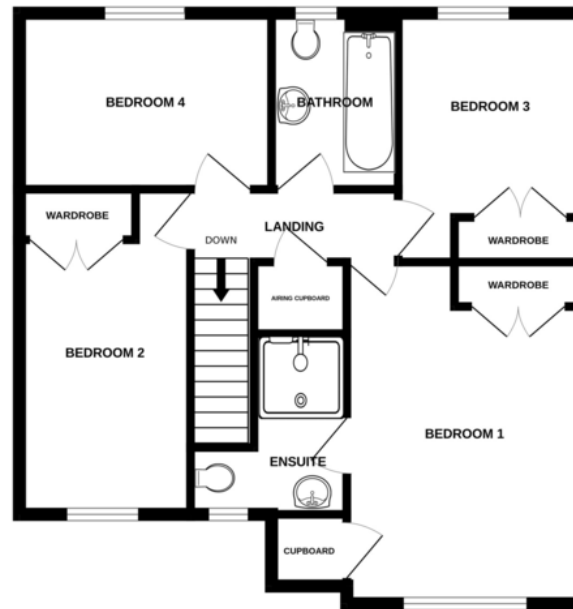
Council Tax Band: E - Teignbridge District Council



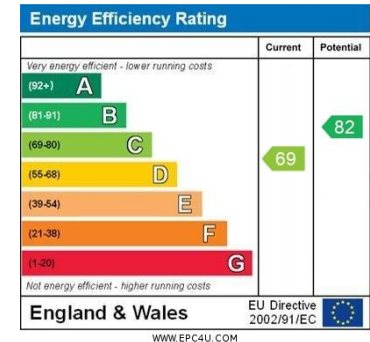
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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