

**Guide Price £339,950**  
**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. Useful under stairs storage cupboard that houses the gas meter and electric fuse box. 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. Wall hung storage units with display above and additional, high level, glass fronted display cupboards above. 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

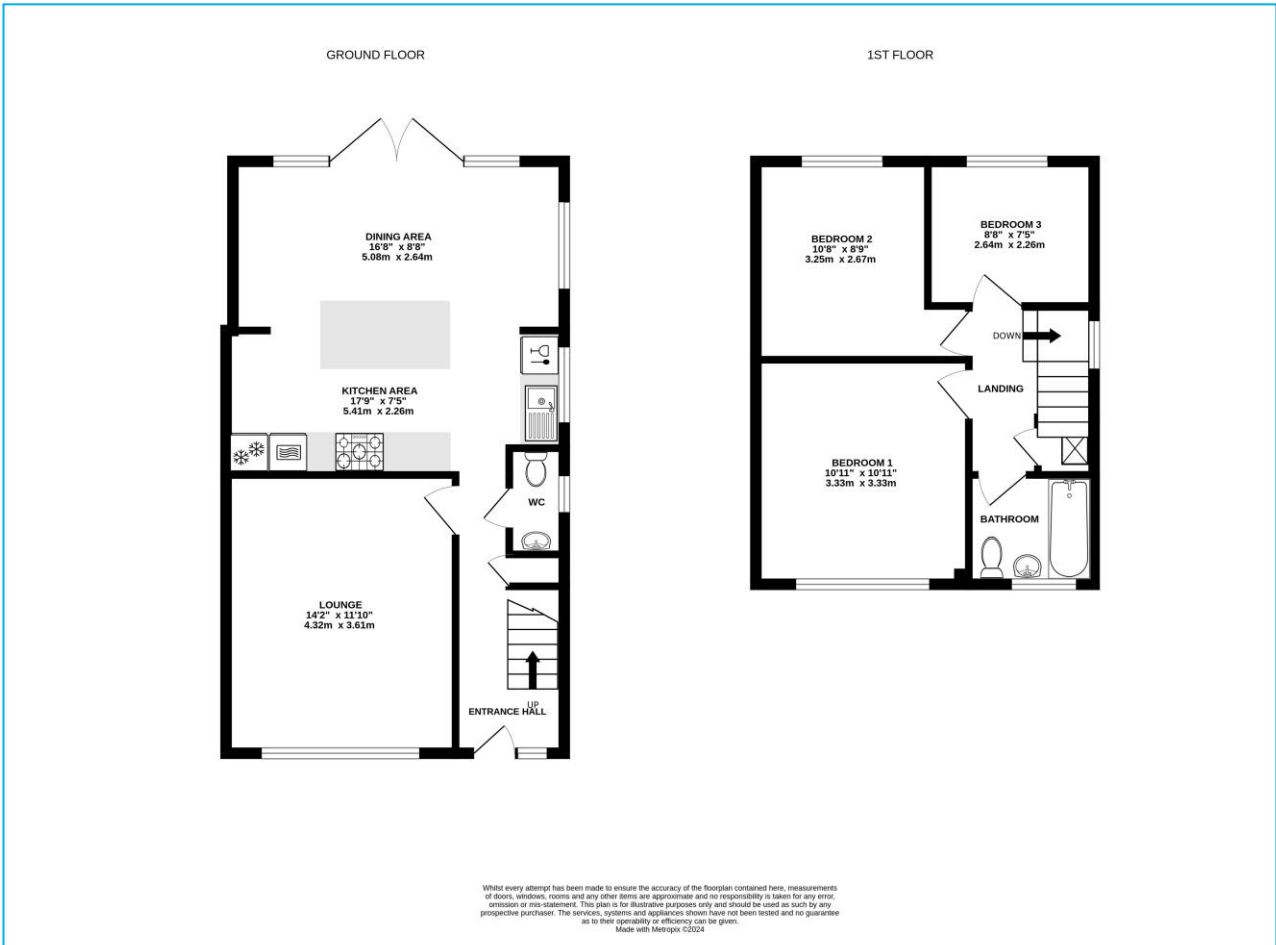
Your home may be repossessed if you do not keep up repayments on your mortgage

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#### **Agents Note**

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

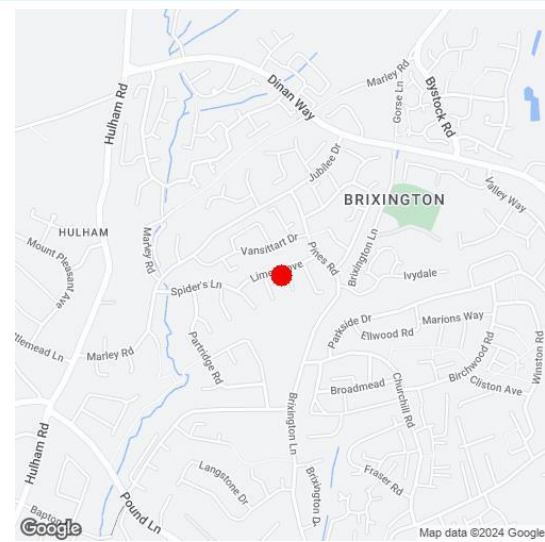




**Directions**

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
<small>Most energy efficient - lower running costs</small> (92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<small>Not energy efficient - higher running costs</small>	
72	84
England & Wales EU Directive 2002/91/EC	



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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.