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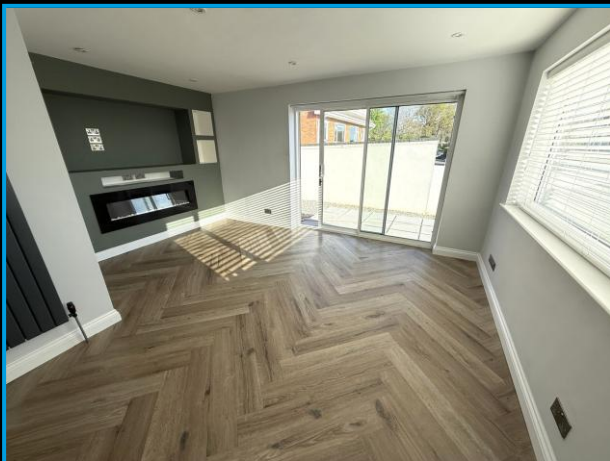
exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £394,950**  
**2 Lime Grove, Exmouth, EX8 5NN**



- Updated Detached House In Popular Location • Gas Central Heating & uPVC Double Glazing
  - Newly Fitted Ground Floor Cloakroom • Dual Aspect Living / Dining Room, Kitchen
  - 3 First Floor Bedrooms • Newly Fitted Bathroom With Bath & Separate Shower
- Ample Off Road Parking, Private Gardens • Exe Estuary Views - NO ONWARD CHAIN





## Accommodation

### Ground Floor

Step up to obscure uPVC double glazed front entrance door, beneath storm canopy, leading to:

#### Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard, that also has the trip switch fuse box, gas meter and the gas fired Combi boiler that supplies the central heating and domestic hot water. Radiator. Doors leading to living / dining room, kitchen and:

#### Cloakroom

Obscure uPVC double glazed window to side. Brand new fitted white suite of low level WC and vanity wash hand basin. Tiled splashback's to dado height. Porcelain tiled flooring.

#### Living / Dining Room 15'11" (4.85m) Max x 15'9" (4.8m) Max

An L shaped room. Dual aspect having uPVC double glazed sliding patio doors leading to rear garden and uPVC double glazed window to side gaining Exe Estuary and Haldon Hill views. Fitted wall mounted electric fire. Radiator.

#### Kitchen 9'8" (2.95m) x 8'1" (2.46m)

uPVC double glazed window to front. Range of cupboard and drawer storage units with roll edged work surfaces and ceramic tiled splash backs. Stainless steel single sink and drainer unit. The gas cooker, washing machine and fridge freezer in situ are included in the sale.

### First Floor

#### Landing

uPVC double glazed window to side. Access to insulated and part boarded loft space via trap door with ladder. Smoke alarm. Doors leading to:

#### Bedroom 1 13'2" (4.01m) x 9'9" (2.97m)

uPVC double glazed window to rear gaining Exe Estuary, Haldon Hill, Sea and South Devon coastline views. Radiator. Inset ceiling lights.

#### Bedroom 2 10'10" (3.3m) x 7'8" (2.34m) Plus Recess

uPVC double glazed window to front. Radiator. Inset ceiling lights.



### **Bedroom 3 9'5" (2.87m) x 5'11" (1.8m)**

uPVC double glazed window to rear gaining Sea and South Devon coastline views. Radiator. Inset ceiling lights.

### **Bathroom**

Obscure uPVC double glazed window to front. Brand new fitted white suite of panelled bath, triple shower cubicle with thermostatically controlled shower unit over including Rainfall water head and splash screen, concealed cistern WC and wash hand basin. Porcelain tiled flooring. Tiling to ceiling height by shower. Inset ceiling lights. Extractor fan.

### **Externally**

The property is approached via a brick paved driveway that leads onto a shingle area, both providing off road parking for up to 3 motor vehicles.

### **Gardens**

The private gardens are laid mainly to lawn. There is also a raised Patio area adjacent the living / dining room patio doors, plus a shingle area to the side, both areas providing an ideal spot for outdoor dining and sitting during the fine weather. Outside meter boxes. Outside water tap. Outside power points. Evergreen screen and timber fenced boundaries.

### **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 The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### **Agents Note**

These are draft particulars that are awaiting vendors verification

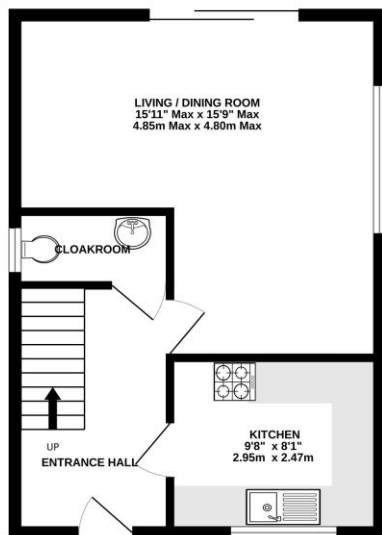


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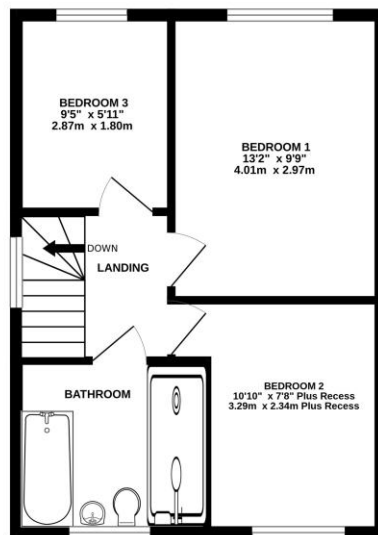
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GROUND FLOOR



1ST FLOOR



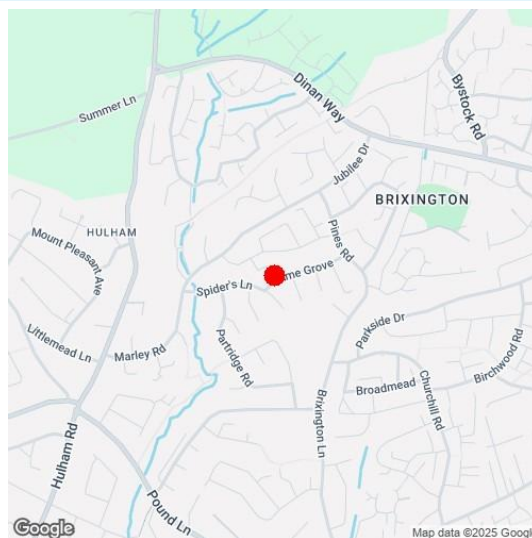
LIME GROVE, EXMOUTH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 where the property will be found immediately 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) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		66
(55-68) <b>D</b>		
(39-54) <b>E</b>		39
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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.

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