



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	65
(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

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41 Lime Grove, Exmouth, EX8 5NW

GUIDE PRICE

£330,000

TENURE Freehold



**A Very Well Presented Semi Detached House Located In A Favoured And Convenient Location With Larger Than Average Rear Garden, Long Driveway And Garage. Offered For Sale With No Ongoing Chain.**

Entrance Porch And Reception Hall \* Ground Floor Cloakroom/WC \* Modern Fitted Kitchen \* L-Shaped Loung/Dining Room \* Three Bedrooms \* Stylish Modern Bathroom Suite \* Gas Central Heating And Double Glazed Windows \* Super Family Home



**41 Lime Grove, Exmouth, EX8 5NW**

**THE ACCOMMODATION COMPRISES:**

Upvc front door with double glazed patterned window inset to:

**ENTRANCE PORCH:**

Upvc double glazed windows; shelved cupboard with display surface over; inner Upvc double glazed front door with matching picture window side screen to:

**RECEPTION HALL:**

Wood effect flooring; radiator; stairs rising to first floor landing with useful understairs storage cupboard beneath.

**GROUND FLOOR CLOAKROOM/WC:**

Fitted with WC; wash hand basin with tiled splashback; Upvc double glazed window with patterned glass.

**KITCHEN:** 3m x 2.44m (9'10" x 8'0")

Fitted with a range of wood effect work tops with matching splashbacks with cupboards, drawer units, plumbing for automatic washing machine and further appliance space beneath worktops; wall mounted cupboards; space for upright fridge freezer; one and a half bowl single drainer sink unit with swan neck mixer tap set into work surface; four ring gas hob with built in oven below; glass splashback with built in chimney style extractor hood over with light; wall mounted Worcester gas boiler for hot water and central heating; serving hatch to dining area; Upvc double glazed window to front aspect.

**LOUNGE/DINING ROOM:** 4.98m x 4.83m (16'4" x 15'10") maximum overall measurement  
A bright and spacious L-shaped room with Upvc double glazed window overlooking the rear garden and Upvc door giving access to the rear garden; two radiators; television point.

**FIRST FLOOR LANDING:**

Access to roof space; Upvc double glazed window to side aspect giving lovely views to the estuary and coastline beyond; linen cupboard over stairwell recess housing water cylinder.

**BEDROOM ONE:** 3.33m x 3.02m (10'11" x 9'11")

A good size second bedroom with Upvc double glazed window to rear aspect; radiator.

**BEDROOM TWO:** 3.99m x 3m (13'1" x 9'10")

Upvc double glazed window to front aspect; radiator.

**BEDROOM THREE:** 2.9m x 1.85m (9'6" x 6'1")

Upvc double glazed window to rear aspect; radiator.

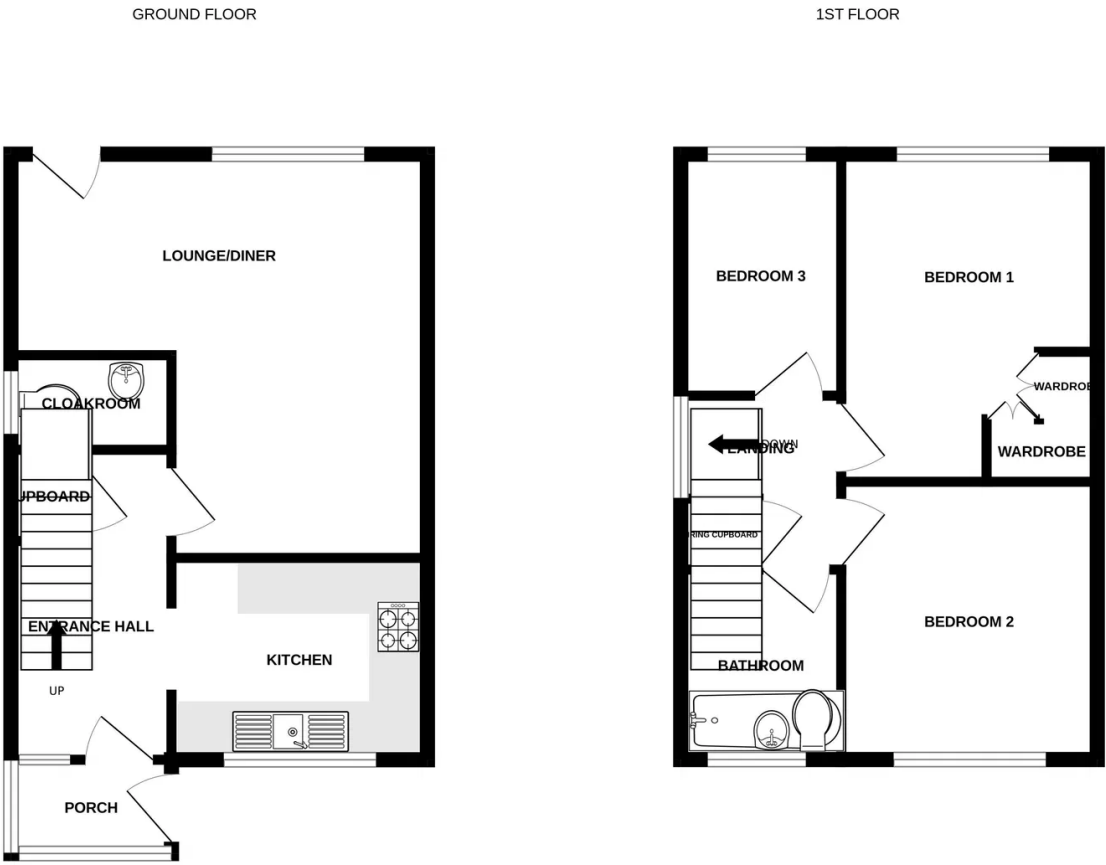
**BATHROOM/WC:** 1.83m x 1.78m (6'0" x 5'10")

Stylishly fitted with modern suite comprising bath with shower over with fixed rainfall shower head hose with detachable shower head hose; shower curtain; wash hand basin set in display surface with cabinet and WC and concealed cistern with push button flush beneath; chrome heated towel rail; extensively tiled walls to splash prone areas; wood effect flooring; ceiling extractor fan; Upvc double glazed window with patterned glass

**OUTSIDE:**

To the front of the property is a lawned area of garden with long driveway providing ample off road parking with outside cold water tap leading to the SINGLE GARAGE; wooden side gate gives access to a larger than average rear garden which enjoys a high degree of privacy and seclusion and a sunny aspect. The rear garden enjoys an extensive area of lawned garden edged with shrubs fully enclosed via timber garden fencing with patio sun terrace.

**FLOOR PLAN:**



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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