



West of **EXE**

Limes Court

Exminster

O.I.R.O. £259,500

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PERFECTLY PLACED in a central village location is this superb two bedroom bungalow, offering light and spacious accommodation in a tucked away pleasant courtyard with level access to all local amenities. The property features a large kitchen/dining room and lounge, cloakroom, two good sized double bedrooms, wet room, patio garden area and parking. Chain Free.

Located close to centre of village | Tucked away location |
Light and spacious rooms | Large kitchen/dining room |
Further spacious lounge | Two double bedrooms |
Spacious wet room | Paved patio garden and communal
gardens | Allocated parking | Chain Free

APPROACH

The property is approached via a pathway leading from the communal gardens to a large covered entrance porch with tiled floor and lighting. Upvc part glazed front door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with ceramic tiled floor. Central heating radiator. Double doors to large storage cupboard housing newly installed Worcester gas combi boiler with Honeywell smart wireless programmable thermostat and fitted shelving. Glass panel doors to lounge and kitchen/dining room. Panel door to cloakroom.

CLOAKROOM

Pastel coloured suite comprising; low level w.c. and handwash basin with tiled splashback. Ceramic tiled floor. Extractor fan. Small hatch to loft space.

KITCHEN/DINING ROOM

21' 4" x 10' 11" (6.5m x 3.33m) (max)

KITCHEN AREA:

8' 7" x 8' 3" (2.62m x 2.51m) Attractive fitted kitchen with extensive range of base, wall and drawer units in light wood effect finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral stainless steel Diplomat electric double oven and four ring gas hob with extractor hood over. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Ceramic tiled floor. Coved ceiling.



DINING AREA:

13' 1" x 10' 11" (3.99m x 3.33m) Light and spacious dining area with Upvc double glazed French door and Upvc double glazed full length windows to front aspect with outlook over the patio garden and communal gardens, and Upvc double glazed window to side aspect. Coved ceiling. Central heating radiator.

LOUNGE

15' 1" x 10' 3" (4.6m x 3.12m) Light and airy room with large Upvc double glazed window to front aspect with outlook over the gardens. Coved ceiling. Central heating radiator. TV and telephone points. Glass panel door to inner hallway.

INNER HALLWAY

Wide spacious inner hallway leading to bedrooms and wet room. Central heating radiator. Small hatch to loft space.

BEDROOM 1

12' 6" x 10' 3" (3.81m x 3.12m) (max to back of wardrobes) Large master bedroom with Upvc double glazed window to front aspect with outlook over the gardens. Coved ceiling. Central heating radiator. Telephone point. Range of built-in wardrobes complete with hanging rail and shelving.

BEDROOM 2

10' 10" x 10' 3" (3.3m x 3.12m) Further spacious double bedroom with Upvc double glazed window to front aspect with outlook over the gardens. Coved ceiling. Central heating radiator.

WET ROOM

7' 10" x 6' 2" (2.39m x 1.88m) (plus deep door recess) Spacious room with white suite comprising; low level w.c., pedestal hand wash basin and walk-in shower area with Triton electric shower. Tiled walls. Central heating radiator. Natural daylight solar tube.

OUTSIDE

FRONT

Attractive south facing paved patio area edged by a low brick wall and further garden area laid to lawn with deep flower bed stocked with mature plants and shrubs.

COMMUNAL GARDENS

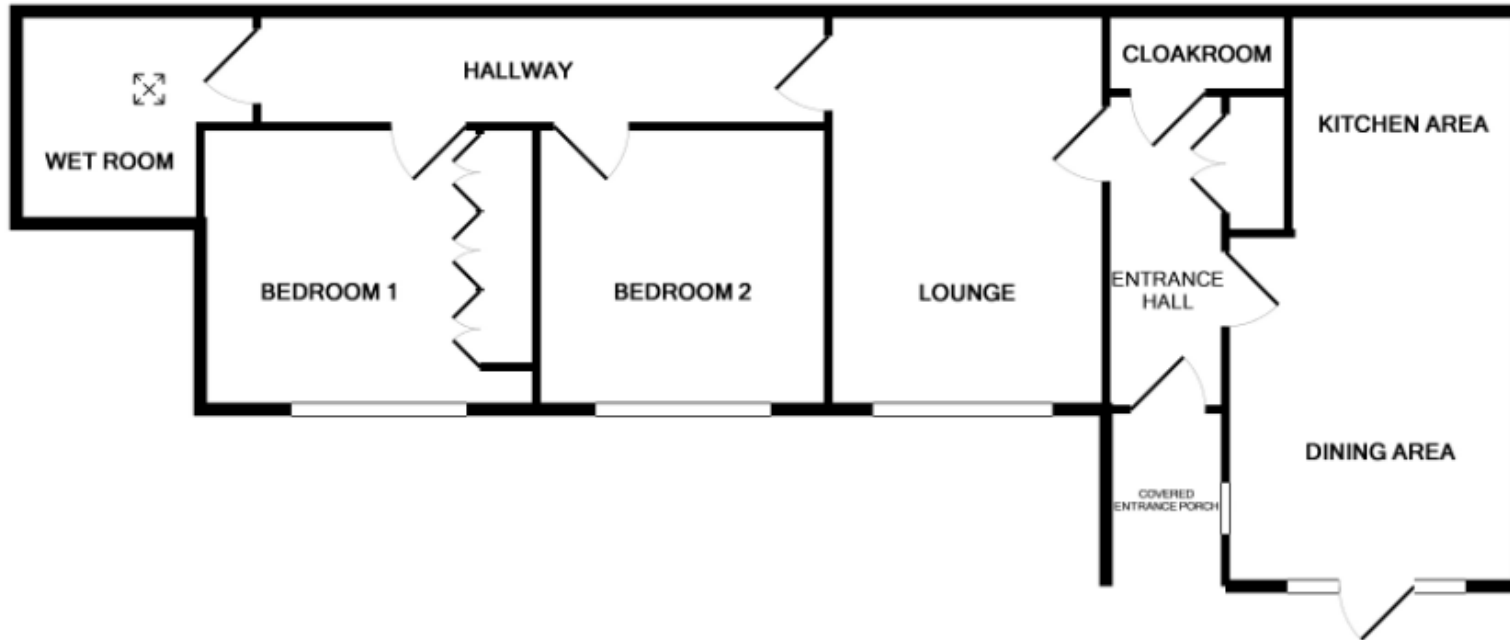
Well tended communal garden laid mainly to lawn with various beds and borders stocked with a variety of plants and shrubs.

Pathway leading to enclosed drying area and car park.

PARKING

Allocated parking space in communal car park plus additional visitors spaces.





TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 77 | 91 | 79 | 92 |

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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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