



West of 

Limes Court
Exminster £290,000

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Perfect two double bedroom bungalow ideally placed for easy and level access to all amenities, and situated in a lovely courtyard of bungalows in the heart of the village. This superb property offers light and spacious accommodation comprising of; attractive kitchen/dining room with french doors opening onto a patio garden, spacious lounge, cloakroom and wet room. The property also benefits from the use of the well tended communal gardens, drying area and allocated parking and visitors spaces. Chain Free.

Attractive village bungalow | Two double bedrooms | Light and spacious lounge | Spacious kitchen/dining room | Cloakroom | Wet Room | Private patio garden | Use of the communal gardens | Allocated parking and visitors parking | Chain Free

PROPERTY DETAILS:

APPROACH

Block paved pathway leading to covered entrance porch. Upvc part glazed front door to entrance hallway.

ENTRANCE HALLWAY

Spacious entrance hallway with ceramic tiled floor. Radiator. Double doors to large storage cupboard housing Worcester gas combi boiler and fitted shelving. Glass panel doors to lounge and kitchen/dining room. Door to cloakroom.

CLOAKROOM

Pastel coloured suite comprising; low level w.c. and hand wash 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 eye-level 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 double aspect room with Upvc double glazed windows to front and side aspect, and Upvc double glazed french doors opening onto the patio garden. Coved ceiling. Radiator. TV point.

LOUNGE

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

INNER HALLWAY

Wide spacious hallway leading to bedrooms and wet room. 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 communal gardens. Coved ceiling. 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 large Upvc double glazed window to front aspect with outlook over the communal gardens. Coved ceiling. Radiator.

WET ROOM

7' 10" x 6' 2" (2.39m x 1.88m) (plus deep door recess) White suite comprising; low level w.c., pedestal hand wash basin and walk-in shower area with Triton electric shower over and shower screen. Tiled walls. Radiator. Natural light solar tube.

OUTSIDE

FRONT

Attractive south facing paved patio garden edged by low brick wall overlooking the central communal gardens.

COMMUNAL GARDENS

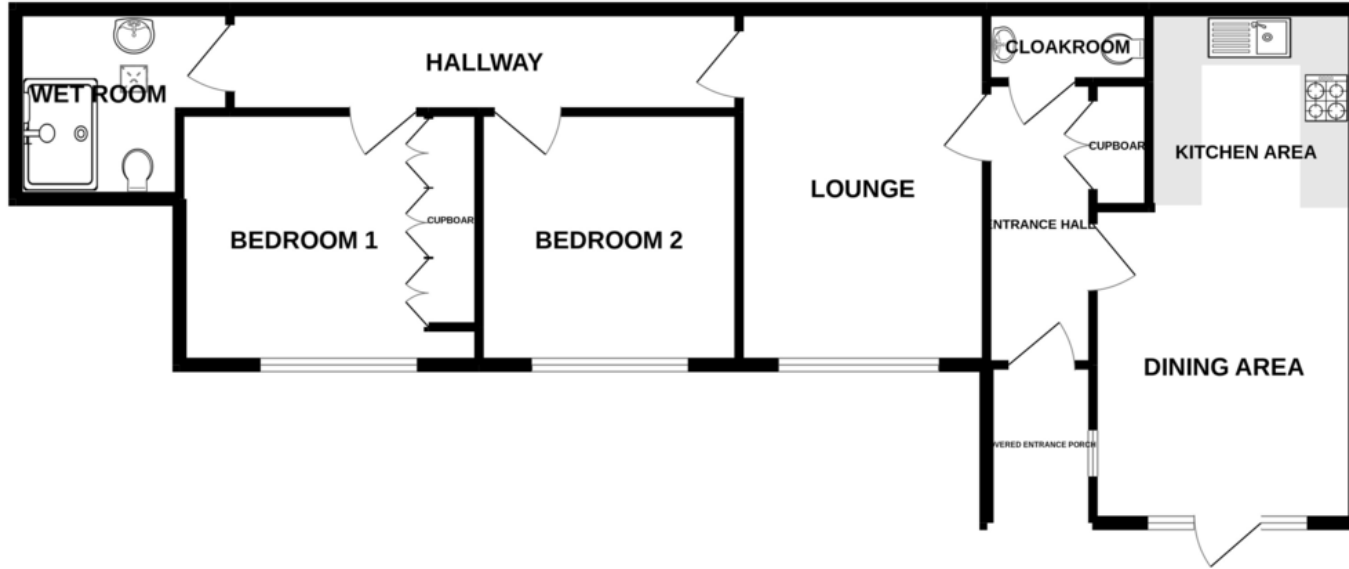
Well tended communal gardens laid to lawn with various beds and borders stocked with a variety of plants and shrubs. Pathway leading to screened drying area and path to residents car park.

PARKING

Allocated parking space and further visitors spaces.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	77	
(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	
<small>WWW.EPC4U.COM</small>			

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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