



West of 

Limes Court
Exminster O.I.E.O. £250,000

Limes Court

Exminster O.I.E.O. £250,000

IMPRESSIVE GROUND FLOOR two double bedroom apartment in a central and level village location. This superb property with large rooms and high ceilings includes two en-suite bedrooms, kitchen/breakfast room, lounge/dining room with lovely views over the gardens and allocated parking. Chain Free.

Large entrance hallway with space for study area | Light and spacious kitchen/breakfast room | Utility room and cloakroom | Further light and spacious lounge/dining room | Large master bedroom with en-suite bathroom | Further double bedroom with en-suite shower room | Paved patio garden leading onto communal garden area | Allocated parking | Chain free |

PROPERTY DETAILS

Covered Entrance Canopy

Part glazed front door to entrance hallway.

Entrance Hallway

Spacious entrance hallway with doors to kitchen/breakfast room, utility room, lounge/dining room. Central heating radiator. Smoke detector.

Kitchen/Breakfast Room

13' 4" x 9' 11" (4.06m x 3.02m) Bright attractive kitchen with two tall double glazed windows to front aspect. Fitted kitchen with range of base, wall, drawer and display units in light wood finish. Roll-edge worktop with tiled surround and inset stainless steel sink with mixer tap. Space for slot-in electric cooker with fitted cooker hood over. Further space for two appliances. Central heating radiator. Spot lighting.

Utility Room

7' 9" x 5' 11" (2.36m x 1.8m)(max into alcove) Fitted base unit with roll-edge worktop and inset acrylic sink. Large alcove with space and plumbing for washing machine and tumble dryer. Central heating radiator. Door to cloakroom.



Cloakroom

6' 0" x 4' 9" (1.83m x 1.45m) Double glazed window with obscure glass to rear aspect. White suite comprising; low level w.c. and pedestal hand wash basin. Ladder style central heating radiator. Wall mounted Worcester central heating boiler. Extractor fan.

Lounge/Dining Room

17' 11" x 15' 5" (5.46m x 4.7m) (plus deep french door recesses) Light and spacious lounge/dining room with high ceiling and two sets of french doors opening onto a patio garden area. Coved ceiling. Central heating radiator. Wall mounted modern electric flame effect fire. Wall uplighting. TV and telephone points. Door to inner hallway.

Inner Hallway

Further spacious hallway with door to communal entrance hallway. Smoke detector. Door to airing cupboard complete with hot water tank and shelving. Doors to bedrooms.

Bedroom 1

12' 1" x 11' 5" (3.68m x 3.48m) Large double bedroom with tall double glazed window to rear aspect with outlook over the gardens and St Martins church beyond. Coved ceiling. Central heating radiator. Telephone point. Door to en-suite bathroom.

En-suite Bathroom

11' 7" x 5' 9" (3.53m x 1.75m) Impressive en-suite bathroom with double glazed window with obscure glass to rear aspect and feature high glass brick window to inner hallway. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround. Tiled shower enclosure with glass door and mixer shower. Part tiled walls. Central heating radiator. Extractor fan.

Bedroom 2

11' 7" x 9' 0" (3.53m x 2.74m) Further spacious double bedroom with double glazed window to front aspect. Coved ceiling. Door to built-in storage cupboard. Door to en-suite shower room.

En-suite Shower Room

9' 7" x 3' 8" (2.92m x 1.12m) White suite comprising; low level w.c., pedestal hand wash basin and large tiled shower enclosure with glass sliding door and mixer shower. Ladder style central heating radiator. Extractor fan.

OUTSIDE

Rear Garden

Paved patio adjoining the rear of the property partly enclosed by low wall. Path to communal garden areas and communal clothes drying area.

Communal Gardens and Parking

Access to communal gardens and clothes drying area. Allocated parking plus visitors parking.



Ground Floor



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
B2	B3	B1	B1

England & Wales EU Directive 2002/91/EC

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



EXETER OFFICE
 18 Southernhay West Exeter EX1 1PJ
 Tel: 01392 833999
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

EAST DEVON OFFICE
 61 Fore Street Topsham Exeter EX3 0HL
 Tel: 01392 345070
 enquiries@eastofexe.co.uk
 www.eastofexe.co.uk

WEST OF EXE OFFICE
 Main Road Exminster EX6 8DB
 Tel: 01392 833999
 enquiries@westofexe.co.uk
 www.westofexe.co.uk