

**Guide Price £309,950**  
**44 Midway, Exmouth, EX8 2PG**



- Well Presented Property Updated By Current Vendor • Gas Central Heating & Double Glazing
- Dual Aspect Living Room • Modern Fitted Kitchen / Dining Room • Separate Utility / Boiler Room
- 3 Bedrooms All Having Fitted Wardrobes / Storage • Modern Fitted Bathroom
- Good Sized, Southerly Facing Rear Garden





## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door leading to:

#### Entrance Porch

Useful utility room with uPVC double glazed window to front, wall mounted gas fired boiler supplying the gas central heating and domestic water and useful storage cupboards. Power and light connected. Open to:

#### Entrance Hall

Staircase rising to first floor with under stairs storage cupboard. Radiator. Door leading to:

#### Kitchen / Dining Room 15'1" (4.6m) Max x 14'1" (4.29m) Max

Obscure uPVC double glazed external door leading to rear garden and uPVC double glazed window to rear. Good range of modern fitted cupboard and drawer storage units with roll edged work surfaces, matching up stands and tiled splash backs. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Under wall unit lighting. Built - in 4 ring gas hob with electric oven below and filter hood above. Space and plumbing for washing machine. Further space for freestanding fridge/freezer. Radiator. Useful under stairs storage cupboard and further shelved storage cupboard. Door leading to:

#### Living Room 17'5" (5.31m) x 11'5" (3.48m)

Dual aspect having uPVC double glazed windows to front and rear. Wall mounted electric fire. Radiator.

### First Floor

#### Landing

uPVC double glazed window to rear gaining views towards the Maer Valley. Access to insulated and part boarded loft space via trap door with ladder. Doors leading to:

#### Bedroom 1 11'6" (3.51m) x 10'10" (3.3m)

uPVC double glazed window to front. Useful built - in bulkhead wardrobe. Radiator. Dado rail.

#### Bedroom 2 11'4" (3.45m) x 8'8" (2.64m) Plus Recess

uPVC double glazed window to front. Useful shelved bulkhead storage cupboard. Further shelved storage cupboard. Radiator. Dado rail.





### Bedroom 3 8'6" (2.59m) x 8'2" (2.49m)

uPVC double glazed window to rear gaining views towards the Maer Valley. Useful walk-in single wardrobe. Radiator.

### Bathroom

2 obscure uPVC double glazed windows to rear. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over and tiling to ceiling height, low-level WC and vanity wash hand basin. Heated towel rail.

### Externally

The property has good sized gardens with the enclosed Front Garden being laid mainly to lawn with steps leading down to front entrance door and low hedge boundaries.



### Rear Garden

A feature of this property is the large, easy to maintain, enclosed and Southerly facing Rear Garden. Immediately adjacent the property is a patio area which is ideal for outdoor dining and sitting during fine weather. The remainder of the gardens are then laid to decorative Stone including a pathway leading towards the rear of the garden.

The rear section of the garden is laid to a mixture of decking and decorative Stone areas with potential vegetable growing plots. Timber panelled fence boundaries. Timber garden shed. Outside lighting. Outside water tap. Outside Power Point.



### Tenure

The property is FREEHOLD

### Services

All mains services are connected. The property is on a water meter. Council Tax Band B

### 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

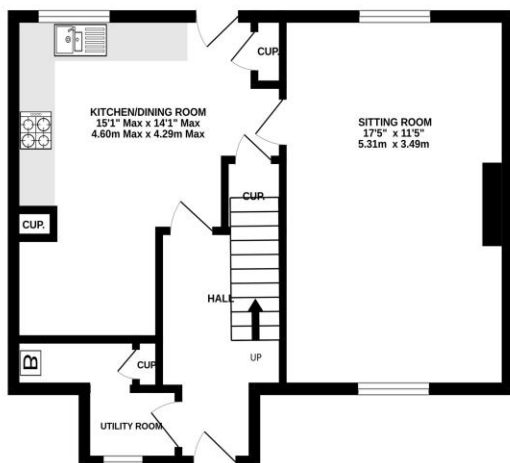
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### Agents Note

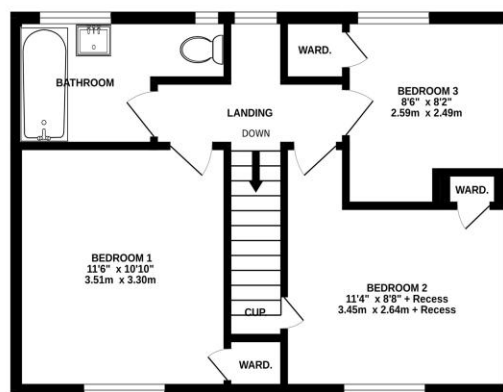
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR

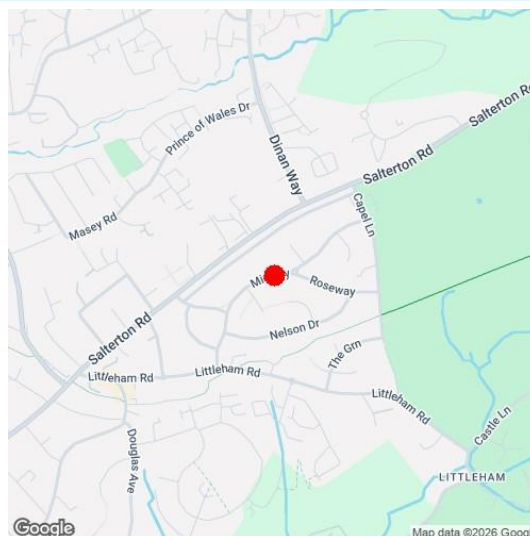


MIDWAY, EXMOUTH

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 up Rolle Street, into Rolle Road, then turn left at the roundabout into Salterton Road. Proceed through 2 sets of traffic lights, turning right into Magnolia Avenue, which is just before the third set of traffic lights and opposite Tesco. Turn left into Midway where the property will be found on the right hand side, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

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