

Guide Price £285,000
32 Madeira Villas, Exmouth, EX8 1QP



- 3 Bedroom Bay Fronted, Semi Detached Family Home • Gas C/Heated & uPVC Double Glazed
- 2 Reception Rooms, Kitchen & WC • Bedroom 3 - Currently Shower Room • Family Bathroom
- Good Size, Southerly Aspect Rear Garden • Close To Town Centre & Train Station
- NO ONWARD CHAIN. Viewing Advised



Open Storm Porch

Tiled flooring. Courtesy lighting. Obscure uPVC double glazed front entrance door with matching window panels to both sides and above, leading to:

Ground Floor

Entrance Hall

Staircase rising to the first floor. Radiator. Useful under stairs storage cupboard that houses an electric consumer unit and meter box. Wood effect flooring. Smoke alarm. Part glazed door to kitchen and a fully multi pane obscure glazed door leading to:

Dining Room 10'8" (3.25m) x 9'11" (3.02m)

Window to rear. Picture rail. Radiator. Recessed display cabinet with glazed doors. Arch way leading to:

Living Room 13'9" (4.19m) Into Bay x 10'11" (3.33m) Max

Walk in bay window to front. Radiator. Picture rail. Focal point of a living flame, coal effect, gas fire with an attractive fireplace surround.

Kitchen 14'4" (4.37m) x 6'4" (1.93m)

Window to side. Rang of floor standing and wall mounted cupboard and drawer storage units with work surfaces and splash backs above. Inset stainless steel single bowl sink and drainer unit to the side. Gas cooker point with an extractor hood above. Space and plumbing for a washing machine. Space for a free standing fridge / freezer. Radiator. Glazed door leading to:

Rear Lobby

Window to rear. Glazed door leading out to the rear garden. Door leading to:

WC

High-level WC.

First Floor

Landing

Obscure glazed window side. Doors leading to all rooms, including:

Bedroom 1 13'9" (4.19m) Into Bay x 9'10" (3m) To Wardrobe

Walk in bay window to front. Radiator. Picture rail. Built in wardrobes to one wall with mirrored sliding doors.

Bedroom 2 10'8" (3.25m) x 9'11" (3.02m)

Window to rear. Radiator. Built in bedroom furniture to one wall including a wardrobe, display shelving and drawers. Further built in wardrobe to chimney alcove.

Bedroom 3 / Shower Room 8'2" (2.49m) x 6'6" (1.98m)

Formally bedroom 3. Window to front. Walk in shower with tiled splash backs, splash screen door and a thermostatically controlled shower. Radiator. Picture rail. Wall mounted gas fired boiler .



Bathroom

Obscure glazed window to rear. Fitted white suite comprising of a panelled bath. Low level WC. Pedestal wash hand basin. Vinyl flooring. Radiator. Fully tiled walls. Access to an insulated loft space.

Externally

Front Of Property

To the front of the property is a small area of garden that is laid to a level paved area. Outside gas meter box. Dwarf walled

Rear Garden

The rear of the property is a fully enclosed garden that enjoys a sunny, southerly aspect. Laid immediately adjacent to the rear of the property is a paved patio and artificial grass area, ideal for outdoor dining and sitting during fine weather. Built in barbecue. A partition from the artificial grass area provides access to a gate that leads to a further area of garden that is predominately laid to shingle, has a storage shed and a greenhouse. Timber fenced boundaries. Rear pedestrian access via a wrought iron gate that leads to a pedestrian service lane (accessible via Ryll Grove). Water tap. Front pedestrian access via a garden gate to the side, via a pathway to the side of the property.

Tenure

The property is FREEHOLD

Services

All mains services are connected. Council Tax Band C.

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

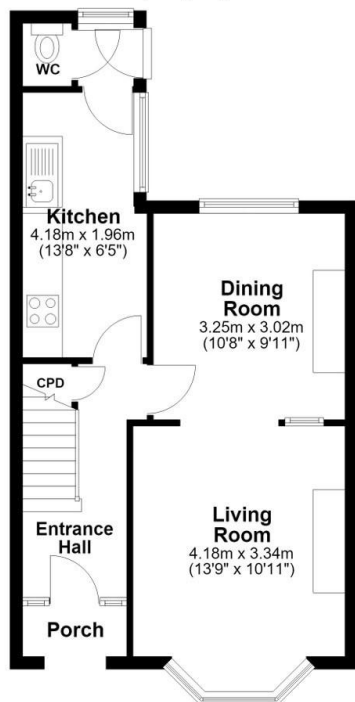
Your home may be repossessed if you do not keep up repayments on your mortgage

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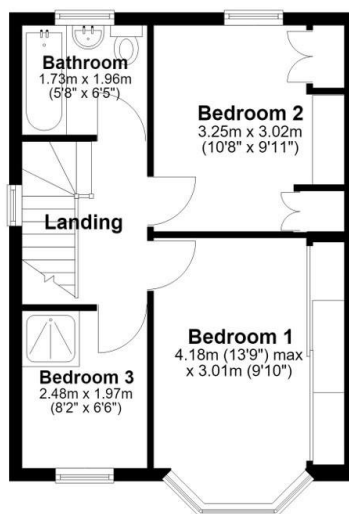
Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)
(excluding Porch)



First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcolutions.co.uk

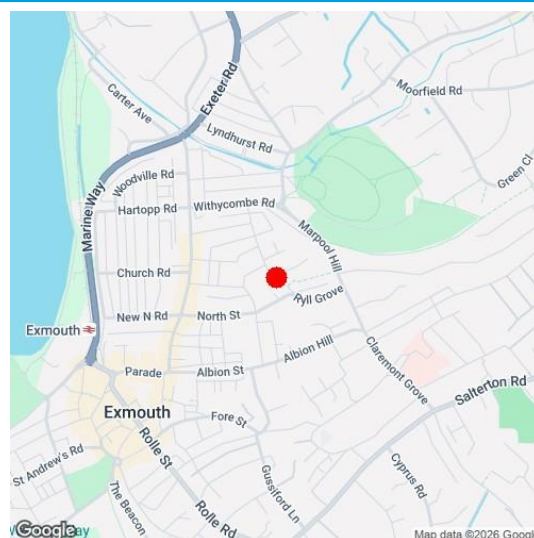
Plan produced using PlanUp.

32 Madeira Villas, EXMOUTH

Directions

From our prominent town centre office, turn right, heading down Rolle Street and then take a further right at the roundabout, turning into The Parade. Proceed along into Exeter Road. Take a right hand turning into Danby Terrace and continue around the left hand side bend to the top of the road. Take a right hand turning into Madeira Villas and follow the road into the cul de sac, where the property will be found on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		58
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Viewing Strictly By Appointment Only - Contact The Links Team Via:

TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.