

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £399,950
50 Madeira Villas, Exmouth, EX8 1QP



- 4 Bedroom & 2 Bathroom Semi Detached House • Cul-De-Sac Within Walking Distance Of Town Centre
- Gas Central Heating & Double Glazing • Ground Floor Wet Room / WC, Living Room With Feature Multi Fuel Log Burner • Kitchen / Dining Room, Utility & Bedroom 4 / Study • 3 First Floor Bedrooms & Bathroom / WC • Driveway Parking, Front & Rear Gardens • Viewing Recommended



Accommodation

Ground Floor

Step up to obscure uPVC double glazed front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

Entrance Hall

Staircase rising to first floor with useful under stairs storage cupboard housing the gas meter. Radiator. Cupboard housing the electric meter and trip switch fuse box. Smoke alarm. Bevelled glass doors leading to living room, kitchen/dining room and:

Wet Room

Obscure uPVC double glazed window to front. Comprising a newly fitted electric shower, low level WC and wall mounted wash hand basin. Heated towel rail. Extractor fan. Fully tiled walls and floor.

Living Room 15'10" (4.83m) x 11'10" (3.61m)

uPVC double glazed window to front. Focal point of multi fuel log burner within a fireplace surround having a tiled hearth with a wooden mantle over. Radiator. Door leading to:

Kitchen / Dining Room 20'6" (6.25m) x 8'10" (2.69m)

External stable door leading to rear garden with 2 uPVC double glazed windows to rear. Good range of cupboard and drawer storage units with wooden work surfaces and ceramic tiled splash back's. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring gas hob with filter hood above and eye level double electric oven and grill opposite. Integrated dishwasher. Integrated fridge and freezer. 2 radiators. Open to:

Utility Room 11'2" (3.4m) x 7'4" (2.24m)

uPVC double glazed French doors leading to rear garden. Useful cupboard storage units with roll edged work surface. Double glazed skylight. Radiator. Space and plumbing for washing machine. Door leading to:

Bedroom 4 / Study 12'10" (3.91m) x 8'11" (2.72m) Max

uPVC double glazed external door leading to front with uPVC double glazed window adjacent. 2 double glazed skylights. Radiator.

First Floor

Landing

Access to insulated and boarded loft space, informally divided as 2 rooms, with double glazed Skylight and window plus power & light connected, via trap door with ladder. Doors leading to:

Bedroom 1 13'10" (4.22m) x 12'0" (3.66m)

Dual aspect having uPVC double glazed windows to front and side. Useful eaves storage space. Radiator.

Bedroom 2 12'0" (3.66m) x 8'11" (2.72m)

Dual aspect having uPVC double glazed windows to rear and side. Radiator.



Bedroom 3 8'11" (2.72m) x 8'2" (2.49m)

uPVC double glazed window to front. Radiator. Bulk head storage cupboard. Eaves storage space.

Bathroom

Obscure uPVC double glazed window to rear. White suite comprising panelled bath with thermostatically controlled shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Airing cupboard housing the gas fire Combi boiler that supplies the central heating and domestic hot water with slatted shelving. Radiator.

Externally

The property has a good sized, level and enclosed Front Garden which is laid mainly to lawn and being planted with a variety of shrub and herbaceous beds and borders that provide year round interest and colour. Hedge and timber panelled fenced boundaries. Two useful garden sheds, one having power connected. Log store. Outside water tap.

Parking

There is a driveway that provides off road parking for 2 motor vehicles.

Rear Garden

Another feature of the property is the private and landscaped Rear Garden, which consists of a patio area immediately adjacent to the property being ideal for outdoor dining and sitting during the fine weather. Outside water tap. Outside power point. Steps, with outside lighting, then lead up to the remaining parts of the garden which are planted to provide year round interest and colour. At the top and to the rear of the garden are various fruit canes. Further outside power point. The gardens are bordered via hedge screen and timber panelled fencing. Rear pedestrian access onto Fairview Terrace via timber garden gate.

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

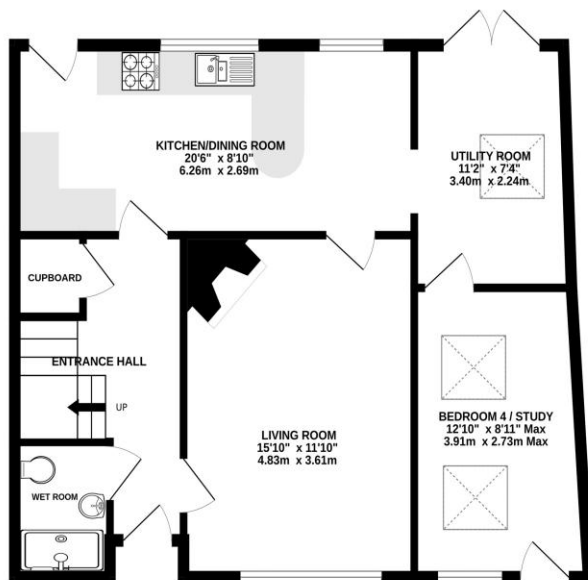
Your home may be repossessed if you do not keep up repayments on your mortgage

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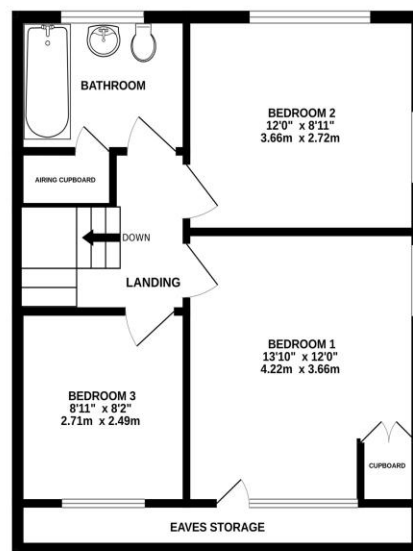
Agents Note

These are draft particulars and are awaiting vendors verification.

GROUND FLOOR



1ST FLOOR



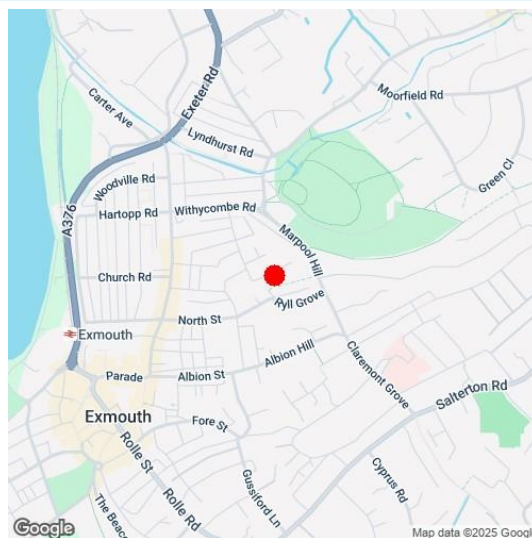
MADEIRA VILLAS, EXMOUTH

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 down Rolle Street, passing The Strand Gardens, turning right at the roundabout into The Parade. Proceed into Exeter Road, then turn right into Withycombe Road, passing The Park Hotel. Before the roundabout, turn right into Madeira Villas. Follow the road around to the left where the property will be found at the end of the Cul-De-Sac, clearly identified by our For Sale sign.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | 64 | 77 |
| | 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.