



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	70	
(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		

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

The Oaks, Madeira Villas, EX8 1QU

GUIDE PRICE
£150,000
TENURE Freehold



A Two Bedroom Semi Detached House Located Close To The Town Centre To Be Sold As An Investment With tenant In Situ.

**** To Be Sold By Traditional Online Auction On 4th September 2026 at 11.30am ****

Lounge/Dining Room * Kitchen * Two Bedrooms * Bathroom/WC * Enclosed Courtyard Garden * Double Glazed Windows * Gas Central Heating * Current Tenant Paying £870 Per Calendar Month

The Oaks, Madeira Villas, Exmouth, EX8 1QU

THE ACCOMMODATION COMPRISES: Upvc double glazed front door to:

LOUNGE/DINING ROOM: 4.78m x 4.72m (15'8" x 15'6") narrowing to 9'2". A dual aspect room with double glazed windows to front and side aspects; two radiators; television point; stairs rising to first floor landing with understairs storage cupboard; opening to:

KITCHEN: 2.44m x 2.03m (8'0" x 6'8") Fitted with worktops with cupboard and drawer units beneath with plumbing for automatic washing machine; single drainer sink unit; electric hob with oven below and extractor hood over; wall mounted gas boiler for hot water and central heating; double glazed window and door giving access to outside.

FIRST FLOOR LANDING: Access to airing cupboard.

BEDROOM ONE: 3.51m x 2.69m (11'6" x 8'10") Double glazed window to front aspect; radiator.

BEDROOM TWO: 2.82m x 2.01m (9'3" x 6'7") Double glazed window to front aspect; radiator.

BATHROOM/WC: 1.73m x 1.98m (5'8" x 6'6") Comprising bath; pedestal wash hand basin; WC; tiling to splash prone areas.

OUTSIDE: The property has an enclosed courtyard garden with rear pedestrian gate.

VIEWINGS

Block viewings available. Please call us on 01395 247000 to arrange.

IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. At the fall of the hammer contracts are exchanged and there is no going back!

AUCTIONEER'S NOTE:

Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price.

†Traditional auction

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

* Pricing Information

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Proptech and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Refreshing the Page

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

Disclaimer

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Proptech or any individual in employment with Bamboo Proptech makes any warranty as to the accuracy or completeness of any of the property information.

These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

Pursuant to the Auctioneer Act 1845, this auction is being conducted by the auctioneer stated above. All participants in this online auction shall note that both the Auctions (Bidding Agreements) Act 1927 and 1969 shall apply.

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Where stated in the bid box above, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. You card issuer may take up to 10 working days for this amount to be available to you in your account.