



53 Madeira Villas, Exmouth, EX8 1QP

GUIDE PRICE

£315,000

TENURE Freehold



A Substantial Three Double Bedroom Semi Detached House Located Only A Short Distance From Shops, Town Centre, Seafront And Train Station

Gas Central Heating * Upvc Double Glazed Windows * Living Room And Dining Room * Spacious Kitchen/Breakfast Room * Three First Floor Double Bedrooms * Bathroom/Wc * Well Planned Enclosed Rear Garden
Conveniently Located Family Home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES: Composite front door with double glazed picture window over, giving access to:

RECEPTION HALL: Radiator, recessed ceiling spotlighting, stairs rising to first floor landing with useful understairs recess and storage cupboard, door to:

RECEPTION ROOMS:

LIVING ROOM: 4.24m x 3.61m (13'11" x 11'10") maximum measurement into wall recesses. uPVC double glazed window overlooking the front aspect, fire surround housing pebble-effect gas fire, fitted shelving in wall recess, TV point, radiator, opening through to:

DINING ROOM: 4.19m x 2.82m (13'9" x 9'3") Radiator, uPVC double glazed door giving access to the rear garden.

KITCHEN/BREAKFAST ROOM: 5.18m x 2.82m (17'0" x 9'3") A spacious room fitted with patterned gloss finish work surfaces extended to provide a breakfast bar area with tiled surrounds, cupboards and drawer units, appliance space and plumbing space beneath work surface, range of wall mounted cupboards with concealed lighting beneath, gas boiler for hot water and central heating, range style gas cooker with chimney style extractor hood over with light, space for upright fridge/freezer, recessed ceiling spotlighting, TV point, uPVC double glazed double doors opening onto the rear garden, further uPVC double glazed door with patterned glass and double glazed window also overlooking the garden, further double glazed door also opening onto the rear garden, radiator.

FIRST FLOOR LANDING: Radiator.

BEDROOM 1: 4.72m x 4.34m (15'6" x 14'3") maximum overall measurement into wardrobe and wall recess. uPVC double glazed bay window overlooking the front aspect. A lovely size and bright main bedroom with full width range of built-in wardrobes with shelving and dual clothes rail, radiator, picture rail, recessed ceiling spotlighting.

BEDROOM 2: 4.17m x 2.95m (13'8" x 9'8") A dual aspect room with uPVC double glazed windows to side and rear aspects, radiator, access to roof space.

BEDROOM 3: 3.35m including doorway recess x 2.97m (11'0" x 9'9") Another double bedroom with uPVC double glazed window to rear aspect, radiator.

BATHROOM/WC: 2.74m x 1.7m (9'0" x 5'7") Comprising bath with shower attachment, shower curtain and rail, pedestal wash hand basin, WC, extensively tiled walls, large fitted mirror, recessed ceiling spotlighting, uPVC double glazed with patterned glass, radiator.

OUTSIDE: To the front of the property is a block paved garden area. To the rear is a fully enclosed garden accessed via shared side pathway and pedestrian gate. The rear garden is planned for ease of maintenance in mind comprising of a good size patio sun terrace and raised decked area, ideal for outside entertaining, decorative stone garden area with raised flower beds, garden store, outside cold water tap.

FLOOR PLAN:



Total area: approx. 104.8 sq. metres (1128.1 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 epsolutions.co.uk
Plan produced using PlanUp.

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