



£300,000
40 Madeira Villas, Exmouth, Devon, EX8 1QP



Charming period semi-detached home in a popular Exmouth location, within walking distance of the town centre, train station and Phear Park.

- **Sitting room with bay window**
- **Dining room with bay window overlooking the rear garden**
- **Kitchen with access to rear garden**
- **3 Bedrooms**
- **Family Bathroom**
- **Gas central heating & Double glazing**
- **Good sized rear lawned garden**
- **Parking space**

DESCRIPTION: This charming red brick bay-fronted semi-detached home is perfectly positioned in a popular Exmouth location, within walking distance of the town centre, train station and Phear Park. The property retains period features throughout, including bay windows, picture rails, and fireplaces, and offers a sitting room, dining room, kitchen, three bedrooms, and a family bathroom. Gas central heating and double glazing ensure comfort, while the good-sized lawned rear garden provides a great outdoor space. A parking space adds convenience, making this a practical and attractive home for families or first-time buyers.

LOCATION: The town of Exmouth boasts over three miles of glorious golden sands and is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is also close to Woodbury Common, an extensive area of open heathland and woodland ideal for walking and riding. Exmouth is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

ENTRANCE Opaque glazed entrance door with matching side panels to the

HALLWAY Built in under-stairs cupboard. Radiator. Stairs leading up to the first floor. Stripped wood doors lead off to...

SITTING ROOM 14' 4" (4.37m) x 10' 2" (3.10m):

Double glazed bay window to the front. Exposed brick chimney breast with tiled hearth. Picture rail. Radiator.

DINING ROOM 13' 2" (4.01m) x 9' 10" (3.00m):

Double glazed window to the rear. Feature fireplace with Oak surround. Radiator.

KITCHEN 19' (5.79m) x 6' 5" (1.96m):

Stone effect worktop surfaces with inset stainless steel sink with drainer and mixer tap. Cupboards and drawers under with space for cooker, dishwasher, fridge freezer and washing machine. Matching wall mounted cupboards. Double glazed window to the rear and to the side. Another further glazed window to the side and a partly glazed door leading to the outside rear garden.

FIRST FLOOR

LANDING Window to the side. Hatch to the boarded loft. Doors leading off to...

BEDROOM 1 14' 4" (4.37m) x 10' 2" (3.10m):

Double glazed bay window to the front. Stripped wood flooring. Picture rail. Radiator.

BEDROOM 2 13' 2" (4.01m) x 10' 2" (3.10m):

Double glazed window to the rear. Feature cast iron fireplace. Picture rail. Built-in storage cupboard. Radiator.

BEDROOM 3 8' 7" (2.62m) x 6' 5" (1.96m):

Double glazed window to the front. Radiator.

BATHROOM 6' 5" (1.96m) x 5' 6" (1.68m):

Panelled bath with electric shower over. Wash hand basin. Low level WC. Walls in full tiled surround. Extractor fan. Opaque double glazed window to the rear. Radiator.



OUTSIDE

A good-sized, enclosed rear garden mainly laid to lawn with fenced boundaries. A paved pathway provides access through the garden, with a timber store with window and corrugated plastic roof, offering useful storage. A back gate provides access to the **PRIVATE PARKING SPACE**.

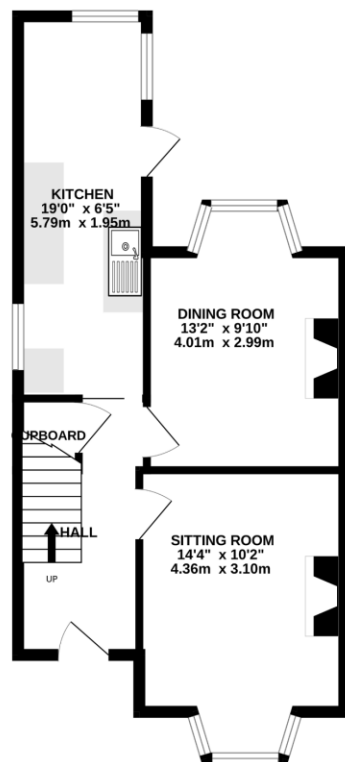
DIRECTIONS: Leave Exmouth town centre along The Parade and at the traffic lights bear left onto Exeter Road passing the library on your right hand side. Then turn right just before All Saints Church onto Belvedere Road. At the junction turn right onto Madeira Villas follow this road around to the left and the property can be found on the right hand side.

WHAT3WORDS ///suffer.traps.goal

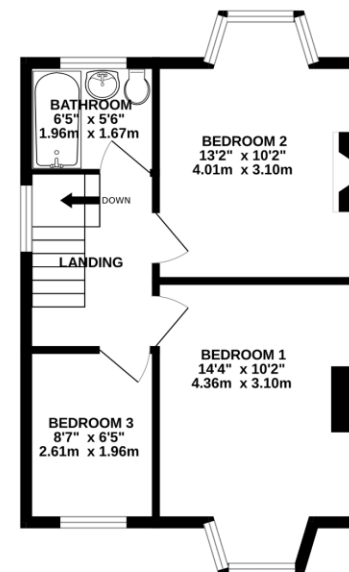
COUNCIL TAX - Band C - £2,163.53

TENURE - Freehold

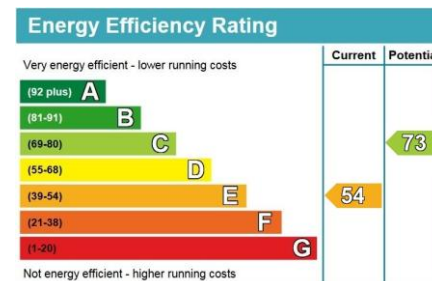
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (77.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

