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60 Madeira Villas, Exmouth, EX8 1QP

GUIDE PRICE
£350,000
TENURE Freehold



A Semi Detached House Enjoying A Quiet Cul De Sac Location Yet Within Easy Reach Of Both The Town Centre, Train Station And Sea Front With Long Driveway And Landscaped Front And Rear Gardens.

Reception Hall * Ground Floor Cloakroom/WC * Sitting Room * Open Plan Kitchen/Dining Room * Utility Room * Three First Floor Bedrooms * Modern Four Piece Bathroom Suite * Gas Central Heating And Double Glazing * Super Family Home *

NO ONGOING CHAIN

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THE ACCOMMODATION COMPRISES:

Open entrance porch with courtesy light; front door with patterned glazed window inset beneath giving access to:

RECEPTION HALL: Staircase rising to first floor landing with useful understairs storage cupboard beneath; radiator; cupboard housing electric meters.

GROUND FLOOR CLOAKROOM/WC: Fitted with wash hand basin; WC; part tiled walls; double glazed window with patterned glass.

SITTING ROOM: A spacious dual aspect room with double glazed windows to front and side aspects; tiled fireplace with matching hearth; radiator; television point.

KITCHEN/DINING ROOM: A bright open room fitted with a range of patterned work tops with cupboards and drawers beneath; tiled surrounds with inset single drainer sink unit; five ring gas hob set in wood effect worktop with extractor hood over and cupboard and drawer unit below; built in oven and grill; wall mounted cupboards; two sets of double glazed windows overlooking the rear garden; radiator.

UTILITY ROOM: Fitted with wood worktops with plumbing for automatic washing machine and tumble dryer space beneath; feature tongue and groove walls and ceiling; double glazed window with patterned glass and Upvc double glazed door giving access to the rear garden.

FIRST FLOOR LANDING: Access to roof space via loft ladder.

BEDROOM ONE: A bright dual aspect main bedroom with double glazed windows to front and side aspects enjoying a pleasant open outlook over; radiator; access to eaves storage cupboard.

BEDROOM TWO: Another good size bright dual aspect room with double glazed windows to side and rear aspects; radiator.

BEDROOM THREE: Double glazed window to front aspect enjoying pleasant open outlook; radiator; cupboard over stairwell recess.

BATHROOM/WC: A modern four piece suite comprising bath with shower attachment; corner shower cubicle housing Mira shower unit and curved shower splash screens; wash hand basin set in display surface with cupboard beneath; cupboard and WC beneath with concealed cistern and push button flush; chrome heated towel rail; attractive tiling to splash prone areas; linen cupboard housing modern Glow Worm gas boiler for hot water and central heating; double glazed window with patterned glass.

OUTSIDE: The property enjoys an enviable location at the head of the cul-de-sac approached via a long driveway providing off road parking with artificial lawned front garden edged with colourful shrub and flower beds. A wooden side gate gives access through to the side and rear gardens. The side garden area enjoys an artificial lawned garden providing a lovely space for outside entertaining edged with shrub beds and to the rear of the property there are patio sun terrace areas and pathways with well stocked shrub beds offering an array of colour. There is an outside cold water tap and garden store.

FLOOR PLAN:



Total floor area 95.4 sq.m. (1,027 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com