



FRANCIS LOUIS
Residential

62, Belmont Road, Exeter, Devon, EX1 2HQ

£220,000

GUIDE PRICE £220,000 to £240,000 - A well presented 1275 square foot three double bedroom maisonette that is situated in a sought-after location opposite Belmont Park in Central Exeter. The property benefits from an open-plan kitchen/dining/family room, a courtyard garden with a studio room and from being sold with no onward chain.

Location

The property is situated in Belmont Road which is a peaceful part of the city opposite Belmont Park, one of the first of the Victorian parks opened in 1886. This Newtown area of Exeter is popular with residents as local facilities are within a short walk including primary school, pubs and Clifton Leisure Centre with the park opposite having a children's play area etc. It is within easy walking distance of the centre of city now offering an excellent range of shopping, dining, theatre and recreational amenities. St Leonard's, the R, D & E Hospital and the professional centre in Southernhay are all a short walk away.

Hallway

Wooden door to the communal Hallway, radiator, doors to,

Bedroom 1

15' 0" x 13' 1" (4.57m x 3.98m)

Two sash windows to the front aspect, radiator,

Bedroom 2

12' 5" x 10' 6" (3.78m x 3.20m)

Sash window to the Lounge area, radiator,





Kitchen/Dining/Family Room

20' 1" x 17' 0" (6.12m x 5.18m)

Kitchen area

A range of matching floor and wall mounted kitchen units with roll top worktops and draw units. Inset stainless steel sink with drainer and mixer tap over, integral oven, space for fridge/freezer and washing machine.

Lounge/Dining Area

French doors and windows to the rear aspect, radiator, stairs to the lower floor, door to,

Family Bathroom

A panel bath with shower over, a low level w/c, a wall mounted wash hand basin, a window to the rear aspect.

Bedroom 3 and Lounge

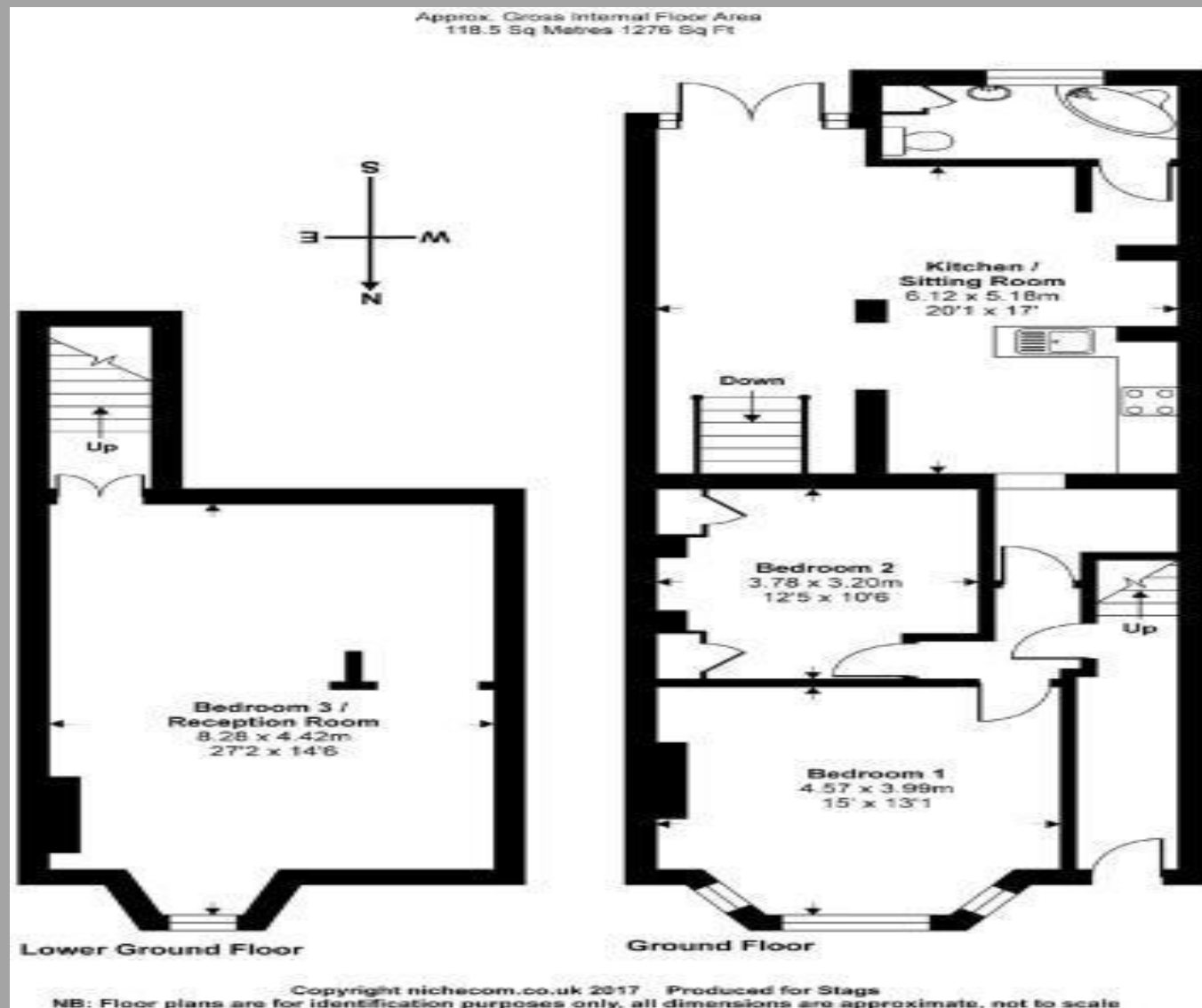
27' 2" x 14' 6" (8.27m x 4.42m)

This room is currently opened up into one large room and it could be used in a number of different ways. There is a window to the front aspect, a feature fireplace and a radiator.



Outside

To the rear there is a courtyard garden which houses a large studio room.



Francis Louis
Tel: 01392243077

Francis Louis House Belmont Road Exeter Devon EX1 2HF
adam@francislouis.co.uk
www.francislouis.co.uk