



9, Belmont Road





# 9, Belmont Road

, Exeter, EX1 2HF

A generous 4 storey Grade II Listed townhouse situated in a central location of the city with a charming south west facing garden

- City Centre Location
- Modern finish throughout
- Opposite Park
- No onward chain
- Spacious landscaped garden

Guide Price £525,000

## SITUATION

The property is located within walking distance of the city centre. Within the local area is Belmont Park, a driving range, primary school, Heavitree Hospital and Waitrose. Exeter is situated on the River Exe and affords a fantastic range of amenities, including well-regarded schools, sporting and leisure facilities and a wealth of excellent shopping and dining opportunities. The M5 is easily accessible to the east of the city at junction 29, which links to the A30 and A38 trunk roads. There are two mainline railway stations on the Paddington and Waterloo lines.

## DESCRIPTION

An exquisite mid-terrace Grade II Listed townhouse amongst a row of imposing early 19th Century red brick properties. This generous home requires a degree of updating offering versatile accommodation over 4 storeys. The layout of over 2,100 sq ft is arranged with 4 bedrooms, sitting room, dining room, drawing room, kitchen/breakfast room, family bathroom, en suite shower room and guest cloakroom. South facing landscaped garden and wrought iron balcony to the front and a courtyard with storage to the rear.





## ACCOMMODATION

An entrance porch opens to an inner hall with stairs to the first floor and a guest cloakroom. To the right is the drawing room with a front aspect sash window, stripped wood flooring and an open grate fireplace. To the rear of the ground floor is a wonderful dining room with folding patio doors to the rear courtyard, utility area and finished with stripped wood flooring and a partially glazed roof. The kitchen has an array of matching base and wall units, gas range style cooker, electric oven, integrated dishwasher and finished with a timber worktop.

On the first floor is the formal sitting room, front aspect with French doors opening onto an ornamental wrought iron balcony, a feature fireplace and stripped wood flooring. Bedroom 2 has a rear aspect with a feature fireplace, dressing area with fitted wardrobes and an en suite with a corner shower, wc and basin. The modern family bathroom is arranged with a bath, shower cubicle, basin, wc, bidet and electric sky lights.

The second floor has two further bedrooms. Bedroom 1 has a front aspect with a feature fireplace and alcove storage. Bedroom 2 has a rear aspect, feature fireplace and alcove cupboards. On the third floor is an attic room (restricted height) with a velux window and dormer window.

## OUTSIDE

The front garden is beautifully landscaped with a south westerly orientation. A curving path leads to the front entrance with raised bordering beds on either side stocked with established shrubs and bushes. A timber trellis fence creates an enclosed patio area. The enclosed rear courtyard provides 2 storage units and pedestrian gate for rear access.

## SERVICES

All mains connected. Gas central heating.

## DIRECTIONS

From Western Way (B3212) proceed North to the roundabout, take the 2nd left between Vue cinema and Jury's Inn Hotel. Continue on the road, over the traffic light then right (before the next roundabout) onto Belmont Road. The row of properties is located on the left.

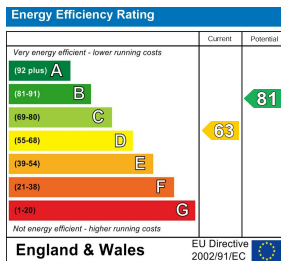


Approximate Area = 2113 sq ft / 196 sq m  
 Limited Use Area(s) = 58 sq ft / 5 sq m  
 Outbuilding = 33 sq ft / 3 sq m  
 Total = 2204 sq ft / 204 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2021. Produced for Stags, REF: 778608.

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