



Flat 1 Beaufort House, 12b Belle Vue Road, Exmouth, EX8 3DP

GUIDE PRICE
£345,000
TENURE Freehold



A Spacious Ground Floor Apartment With Its Own Garden And Off-Road Parking Located In A Desirable And Convenient Location

- Occupying The Entire Ground Floor • Private Entrance •
- Spacious Lounge/Dining Room • Modern Kitchen • Three Bedrooms •
- Bathroom/WC • Own Front & Rear Gardens •
- Studio/Cabin • Converted Garage Providing Versatile Room •
- Gas Central Heating & Double Glazed Windows •

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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THE ACCOMMODATION COMPRISES: uPVC double glazed front door to:

ENTRANCE PORCH: Inner part glazed door leading to:

RECEPTION HALL: Radiator; understairs storage cupboard; Hive thermostat; linen cupboard with radiator.

KITCHEN: 3.66m x 2.41m (12'0" x 7'11") A modern kitchen with a range of pattern worktop surfaces with inset one and a quarter bowl sink unit with cupboards, drawers and dishwasher space beneath; inset five ring gas hob with stainless steel chimney style extractor hood over; tiled surrounds; built-in oven and grill with cupboards above and below; pull out larder style cupboard; space for upright fridge freezer; radiator; double glazed window to rear aspect and double glazed door to REAR GARDEN.

LOUNGE/DINING ROOM: 5.38m x 3.86m (17'8" x 12'8") A bright triple aspect room with double glazed windows to front, rear and side aspects; chimney recess; bespoke design shelving unit; television point.

BATHROOM/WC: 2.06m x 1.75m (6'9" x 5'9") A modern suite with bath and shower over with fixed and detachable shower head hose; shower curtain and rail; wash hand basin with cabinet beneath; WC with push button flush; chrome heated towel rail; uPVC double glazed window with pattern glass; fully tiled walls; mirror front medicine cabinet.

BEDROOM ONE: 4.32m x 3.05m (14'2" x 10'0") uPVC double glazed window to rear aspect; wardrobe; radiator.

BEDROOM TWO: 3.76m x 3m (12'4" x 9'10") uPVC double glazed window to front aspect; radiator; built-in wardrobe.

BEDROOM THREE: 2.29m x 1.8m (7'6" x 5'11") uPVC double glazed window to rear aspect; radiator.

OUTSIDE: The rear garden is a lovely feature with a decked sun terrace, lawn garden, raised stone flower beds and pathway to **CABIN** ideal for an office. From the decked terrace uPVC door to:

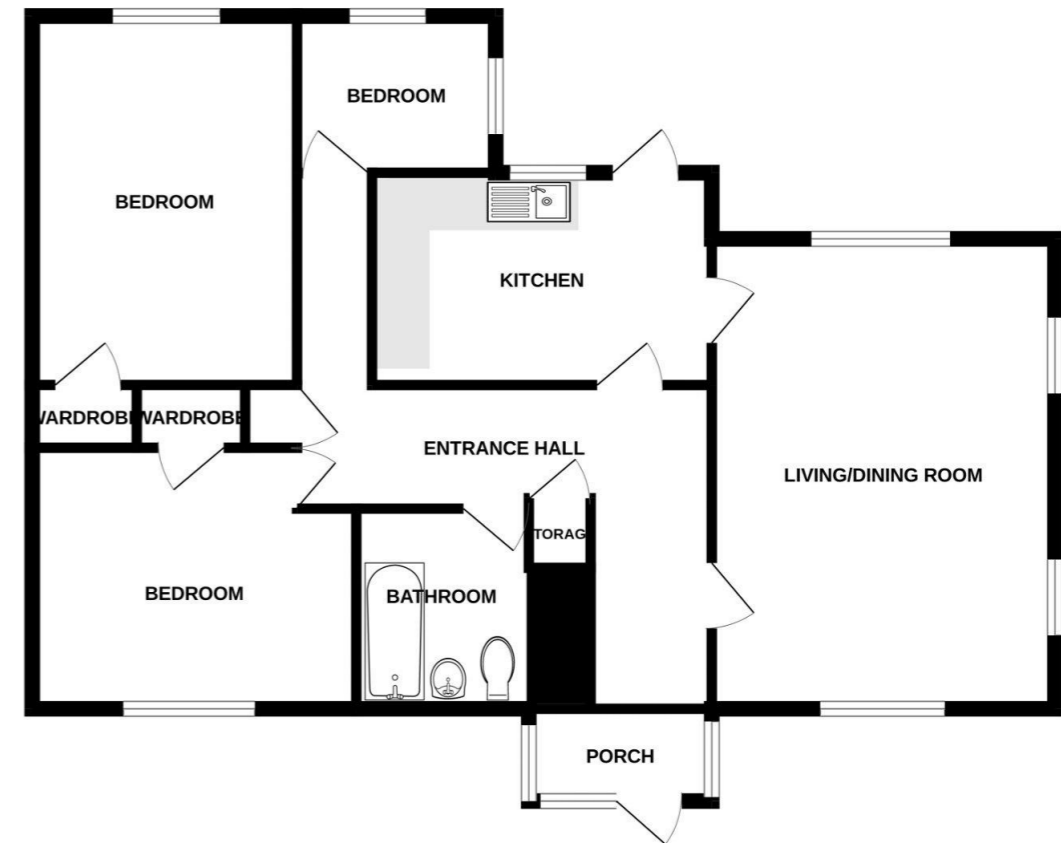
GARDEN ROOM: 3.63m x 2.49m (11'11" x 8'2") A versatile room with double glazed window and opening to **UTILITY AREA** with plumbing for an automatic washing machine and modern boiler serving domestic hot water and gas central heating.

Outside tap. The front garden is laid to lawn with driveway parking leading to the **CONVERTED GARAGE**.

TENURE AND OUTGOINGS: This property is on a 999 year lease with 995 years remaining. Maintenance is on an as and when basis and is a 50/50 split.

FLOOR PLAN:

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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