



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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37 Belle Vue Road, Exmouth, EX8 3DP

GUIDE PRICE

£750,000

TENURE Freehold



A Desirable Detached House Located In One Of Exmouth's Most Envable Locations Enjoying Superb Estuary And Coastline Views, Ample Parking, Attractive Gardens And Garage

Beautifully Presented And Extended Accommodation * Lounge * Family Room * Extended Open-Plan Kitchen/Dining/Sitting Room * Utility Room * Ground Floor Cloakroom/Wc Four First Floor Bedrooms * Box Room * Bath/Shower Room/Wc * Double Glazed Windows * Gas Central Heating Via Modern Boiler * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Covered entrance with courtesy light, solid wood door with feature stained glass window, giving access to:

ENTRANCE PORCH: Coat rack, inner solid wood door with feature stained glass window and matching picture window side screen, giving access to:

RECEPTION HALL: A fine entrance to the property with stripped wood flooring, picture rail, radiator, turning staircase rising to first floor landing with impressive balustrade and original newel posts, with useful understairs storage cupboard beneath.

GROUND FLOOR CLOAKROOM/WC: Fitted with WC with attached space saver wash hand basin, double glazed window with frosted glass.

LOUNGE: 4.27m x 4.04m (14'0" x 13'3") A charming dual aspect room with measurement into double glazed square bay window overlooking the front aspect, further double glazed window to side aspect, feature stone fireplace with matching hearth housing log effect gas fire, TV point, picture rail.

FAMILY ROOM: 3.35m x 2.92m (11'0" x 9'7") With fitted cupboard and shelving in wall recesses, double glazed windows to front and side aspect, picture rail, radiator.

EXTENDED OPEN-PLAN KITCHEN/DINING/SITTING ROOM: 7.01m x 5.72m (23'0" x 18'9") Open-plan living space providing a wonderful hub to the house offering an abundance of light from three large double glazed velux windows, picture window and two sliding double glazed patio doors opening onto the rear garden, gaining excellent views to the estuary and coastline beyond. The room enjoys stripped wood flooring throughout and comprising of solid wood worktops with inset ceramic single drainer sink unit with range of cupboards, drawer units and integrated dishwasher beneath worktops with tiled surrounds, wall mounted cupboards, SMEG five-ring gas range oven with SMEG stainless steel extractor hood over with light, integrated fridge and freezer. Radiator, ceiling spotlighting.

UTILITY ROOM: 3.02m x 2.06m (9'11" x 6'9") Fitted with single drainer sink unit set in patterned work surface with cupboards, drawer units and plumbing for automatic washing machine beneath, tiled surrounds, wall mounted cupboards – one housing the modern Ideal gas boiler for hot water and central heating, tiled flooring, recessed ceiling spotlighting, coat rack, double glazed door with picture window giving access to outside.

FIRST FLOOR SPACIOUS LANDING: With radiator, picture rail, leaded light window to side aspect, access to roof space. Linen cupboard.

BEDROOM 1: 4.57m x 4.06m (15'0" x 13'4") maximum overall measurement. A bright spacious dual aspect main bedroom with double glazed square bay window to front aspect and further double glazed window to side elevation, picture rail, radiator, built-in wardrobe.

BEDROOM 2: 4.09m x 3.35m (13'5" x 11'0") A bright dual aspect room with double glazed windows to side and rear elevations and gaining wonderful views cross sports field to the estuary and coastline beyond, built-in wardrobe, radiator, picture rail.

BEDROOM 3: 3.81m x 2.67m (12'6" x 8'9") A dual aspect room with double glazed windows to front and side aspects, radiator, picture rail, built-in wardrobe.

BEDROOM 4: 2.97m into wall recess x 2.41m (9'9" x 7'11") With double glazed windows to side and rear aspects enjoying a beautiful outlook over sports fields to the estuary and coastline in the distance, radiator, picture rail.

BOX ROOM: 2.03m x 1.27m (6'8" x 4'2") A useful area with coat rack and shelving, leaded light window to side aspect.

BATH/SHOWER ROOM/WC: 2.95m x 2.06m (9'8" x 6'9") Comprising of a bath with shower attachment, shower cubicle with splash back walls and ceiling light extractor, splash screen door, pedestal wash hand basin with fitted mirror and light shaver socket over, WC, tiled walls to dado rail height, recessed ceiling spotlighting, heated electric towel rail and radiator, two double glazed windows with frosted glass, wood effect flooring.

OUTSIDE: The property enjoys a good size decorate stone driveway providing parking for numerous cars leading to a large GARAGE, lawned front garden edged with flower beds, side gate and pathway, with outside lighting, leading through to the rear garden. The rear garden is level and mainly laid to lawn edged with flower and shrub beds, with patio sun terrace positioned to take full advantage of the wonderful views to the estuary and coastline beyond. Outside lighting.

GARAGE: Approximately 5.79m x 3m (19'0" x 9'10") Double wooden doors, power and light connected, double glazed window and door giving access to the rear garden.

Mortgage Assistance: We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on to arrange an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

FLOOR PLAN:

