



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

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8 Belvedere Road, Exmouth, EX8 1QN

GUIDE PRICE
£329,950
TENURE Freehold



**A Bay Fronted Period Terrace House Enjoying A Convenient Location
Only A Short Distance From The Shops, Town Centre, Seafront And
Train Station**

Entrance Vestibule * Reception Hall * Bay Windowed Lounge * Separate
Dining Room/Bedroom 4* Dining Room * Kitchen * Three First Floor
Bedrooms – Master With En-Suite Shower Room/Wc * Bathroom/Wc
Double Glazing * Gas Central Heating * Attractive Enclosed Rear Garden
Some Further General Refurbishment Required

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THE ACCOMMODATION COMPRISES: Solid wood front door to:

ENTRANCE VESTIBULE: Tiled floor, electric meter, consumer unit and trip switch, inner door with patterned glass to:

RECEPTION HALL: Radiator, wood flooring, staircase rising to first floor with useful understairs storage cupboard beneath.

LOUNGE: 4.7m x 4.14m (15'5" x 13'7") maximum measurement into wall recesses and bay window to front aspect. A charming room with feature exposed brick chimneybreast with tiled hearth and housing the log burner stove, dado rail, picture rail, cornice ceiling, TV point, radiator.

DINING ROOM/BEDROOM 4: 3.61m x 3.38m (11'10" x 11'1") Dado rail, picture rail, radiator, fitted shelving unit and cupboards in wall recess, double glazed French patio doors opening onto the rear garden.

DINING ROOM: 4.67m x 3.05m (15'4" x 10'0") Wood-effect flooring, radiator, dado rail, fire surround with electric stove, uPVC double glazed window to side aspect, door to:

KITCHEN: 3.66m x 3.05m (12'0" x 10'0") The kitchen requires refurbishment and currently includes a range of worktops with cupboards, drawer units and plumbing for automatic washing machine beneath with tiled surrounds, fitted five ring oven with stainless steel back and stainless steel chimney style extractor hood over, wall mounted cupboards, tiled floors, double glazed windows to front and rear elevations, uPVC stable style door to outside.

FIRST FLOOR LANDING: Access to roof space, this area could be converted into additional accommodation subject to the necessary consents, double glazed picture window with patterned glass.

BEDROOM 1: 4.88m x 4.57m (16'0" x 15'0") maximum measurement into wall recesses and uPVC double glazed bay window to front aspect, built-in range of wardrobes, radiator, picture rail, cornice ceiling.

EN-SUITE SHOWER ROOM/WC: Fitted with shower cubicle, pedestal wash hand basin, WC, cornice ceiling, uPVC double glazed window with pattered glass, tiled floor.

BEDROOM 2: 3.66m x 3.53m (12'0" x 11'7") into wall recess. Radiator, double glazed window to rear aspect.

BEDROOM 3: 3.05m x 1.8m (10'0" x 5'11") plus doorway recess of 1.47m x 1.17m (4'10" x 3'10") Double glazed window to rear aspect, radiator.

BATHROOM/WC: Comprising of bath with shower connected, pedestal wash hand basin, WC, tiled walls, electric chrome heated towel rail, mirror fronted medicine cabinet, fully tiled walls, double glazed window with patterned glass.

OUTSIDE: To the front of the property is a small garden enclosure. To the rear is a delightful garden comprising of patio terrace area adjoining the rear of the property with enclosed secluded area with power socket and currently housing a hot tub (not included). A few patio steps rise to a fully enclosed decorative stone garden area, ideal for outside entertaining with shed and rear pedestrian access. Outside lighting and outside cold water tap.

FLOOR PLAN: To follow.

