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**LINKS**  
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**Guide Price £499,950**  
**18 Belle Vue Road, Exmouth, EX8 3DP**



- Extended 3 Double Bedroom Semi Detached House • Sought After Location - Close To Town & Exe Estuary • Gas Centrally Heated & uPVC Double Glazed • Downstairs WC & Bay Fronted Living Room • Large Open Plan Kitchen/Breakfast Room, Dining Room and Family Room • Family Bathroom • Off Road Parking For 2 Vehicles, Enclosed Southerly Facing Rear Garden • Internal Viewing Recommended



Step up to an attractive wooden front entrance door with an obscure, stained glass, inset window, beneath a pitched storm canopy, leading to:

#### Ground Floor

##### Entrance Vestibule

Mosaic tiled flooring. Picture rail. Part obscure stained glass door with window above leading to:

##### Entrance Hall

Staircase rising to first floor. Laminate flooring. Radiator. Smoke alarm. Small useful under stairs storage cupboard. Concealed electric meter and fuse box. Doors leading to the living room, open aspect kitchen and to:

##### Cloakroom/WC

Modern fitted white suite comprising of a low level WC. Wash hand basin with tiled splash backs above. Concealed gas meter. Vinyl flooring

##### Living Room 15'1" (4.6m) Into Bay x 12'1" (3.68m)

Large walk in square bay window to front. Focal point of an attractive open fire with a wooden surround and granite hearth. Picture rail. TV point. Radiator.

##### Extended Kitchen/Breakfast Room 16'7" (5.05m) x 16'3" (4.95m)

Two windows to side and two large velux windows to the part vaulted ceiling. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces and tiled splash backs above. Large central island incorporating storage cupboards and drawers and a breakfast bar. Inset composite 1 1/2 bowl sink with a single drainer to the side and a mixer tap above. Exposed brick chimney stack with sleeper above. Space and plumbing for a fridge freezer. Integrated fridge. Useful utility cupboard that has space and plumbing for a washing machine, with a work surface above allowing space for a tumble dryer. Airing cupboard with a hot water tank. Steps leading down to the family room and an arch way leading through to:

##### Dining Room 11'11" (3.63m) x 10'1" (3.07m)

Radiator. Picture rail. Fireplace recess with a sleeper mantle above and slate hearth.

##### Extended Family Room 17'0" (5.18m) x 15'3" (4.65m)

An excellent addition to the property that provides a great social space that has an open aspect to the kitchen and enjoys a southerly aspect. A dual aspect room with 2 sets of triple bi-folding doors, one to the rear and one to the side. Under floor heating. Concealed wall mounted boiler.

#### First Floor

##### Landing

Radiator. Useful storage cupboards with overhead storage above. Access to an insulated loft space that has a velux window to rear. Smoke alarm. Doors to all rooms including:

##### Bedroom 1 16'5" (5m) x 15'1" (4.6m)

A large dual aspect room with a walk in square bay window to front that has some estuary views. Further window to front and a window to the side aspect. Radiator. Picture rail.

##### Bedroom 2 11'11" (3.63m) x 10'0" (3.05m)

Another dual aspect room with a window to side and a window to rear. Picture rail. Radiator.

##### Bedroom 3 10'9" (3.28m) Plus Recess x 9'6" (2.9m)





Walk in bay window to rear with open views over Exmouth. Radiator.

#### Bathroom

Two obscure glazed windows to side. Fully tiled walls. Fitted white suite comprising of a panelled bath with an electric digital shower above and a glass splash screen. Low level WC. Wash hand basin with storage below. Heated towel rail. Tiled flooring. Inset ceiling lights. Extractor fan.

#### Externally

##### Front Of Property

To the front of the property is a blocked paved driveway that provides off road parking for a motor vehicle. The remainder of the garden is then currently used to provide further off road parking for an additional vehicle. Small shrub bed to one side.

##### Rear Garden

To the rear of the property is an enclosed and Southerly facing garden that has a hard standing patio laid adjacent to the rear of the property. There is then a level area of lawn with a further patio area to the rear. Barbecue pit. A useful store that has a part glazed door to side, window to rear, power connected, WC and a wash hand basin. Outside lighting. To the side of the property is a useful area that has current valid and approved planning for a store to be created.

#### Tenure

The property is FREEHOLD

#### Services

All mains services are connected. Council Tax Band D.

#### Mortgage Assistance

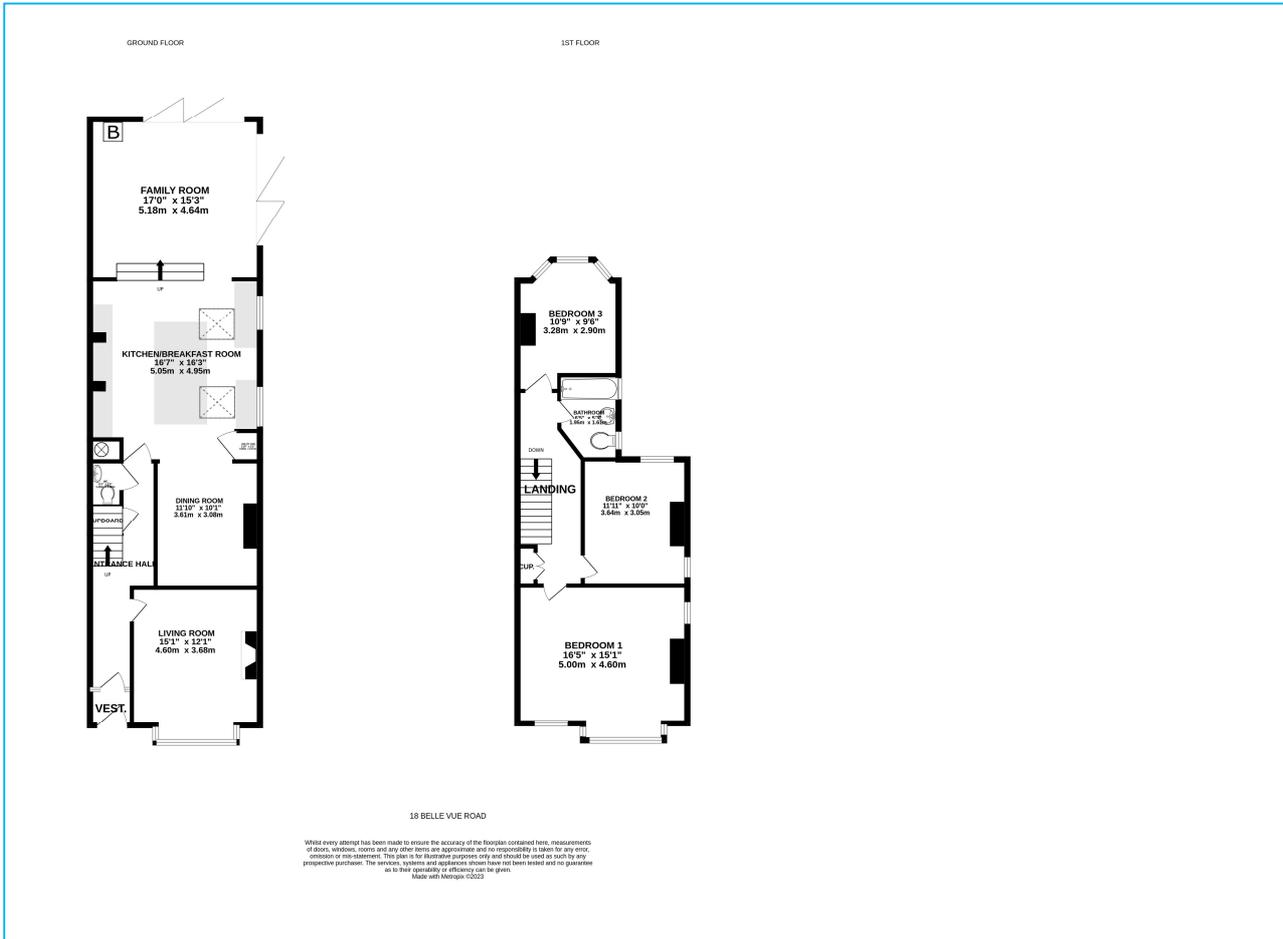
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

Your home may be repossessed if you do not keep up repayments on your mortgage

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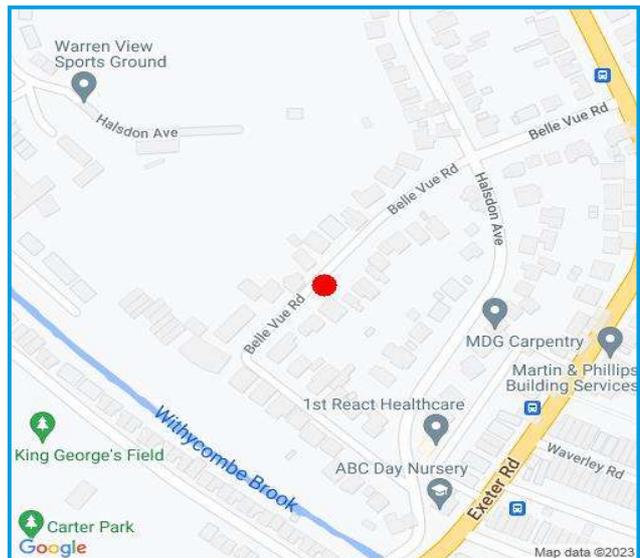
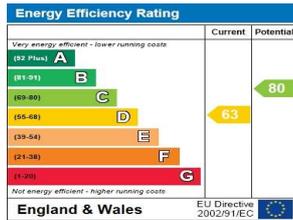
#### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification. There is currently approved planning permission for a store to the side of the property- which would provide an excellent area for storage.



**Directions**

From our prominent town centre office turn right down Rolle Street and take a left hand turning at the first roundabout, followed by a right hand turning at the next, heading away from town along Marine Way. Take the next left hand turning into Southern Road and proceed along past the turning for Carter Avenue before taking the next left hand turning into Belle Vue Road. The property will be found, after bearing right, on the right hand side of the road.



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.