

**Guide Price £775,000**

**3 Belle Vue Road, Exmouth, EX8 3DR**



- Detached Edwardian House In Sought After Location • Walking Distance Of Exmouth Town Centre & Train Station • Currently Being Updated Yet Retaining Many Period Features • Double Bay Fronted Sitting Room With Fireplace • Brand New Kitchen / Dining Room & Utility Room • 4 First Floor Bedrooms, Brand New Shower Room & Bathroom • Ample Driveway Parking & Detached Double



### Overview

You have enquired about a property that is still being renovated & updated by the current vendors. For further information, please contact Links Estate Agents in Exmouth

### Tenure

The property is FREEHOLD

### Services

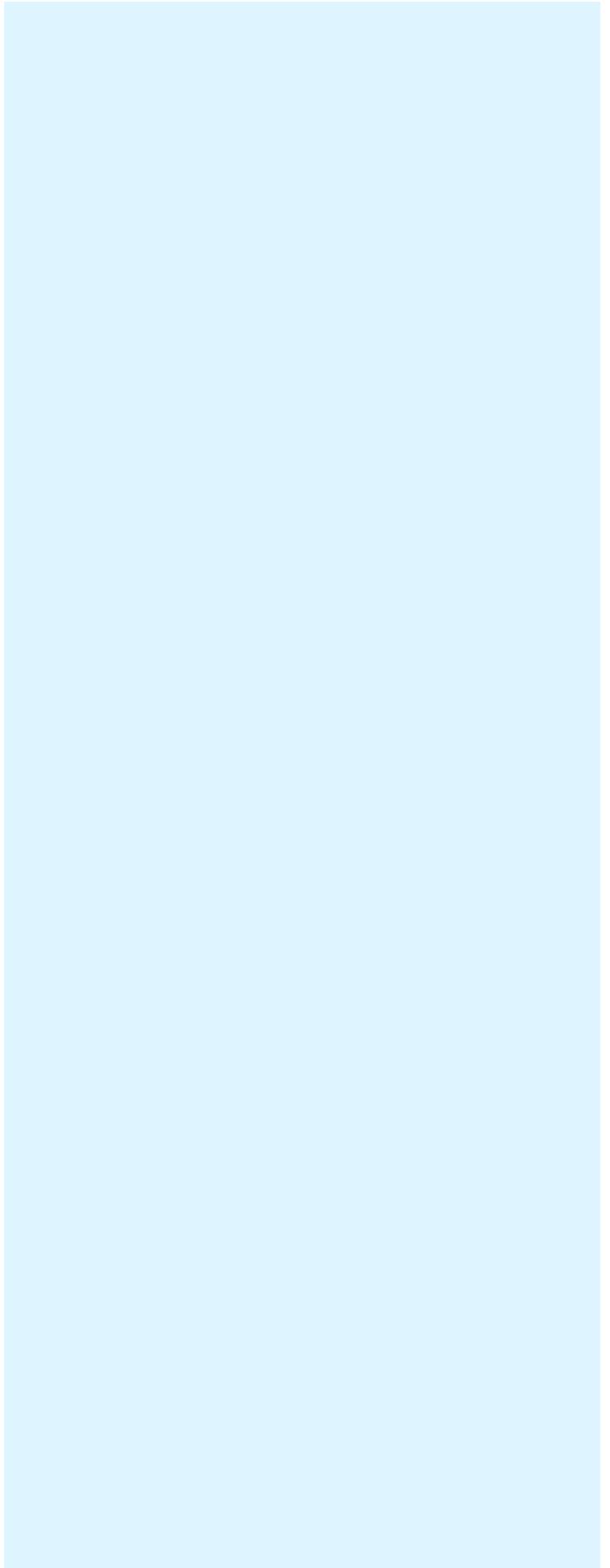
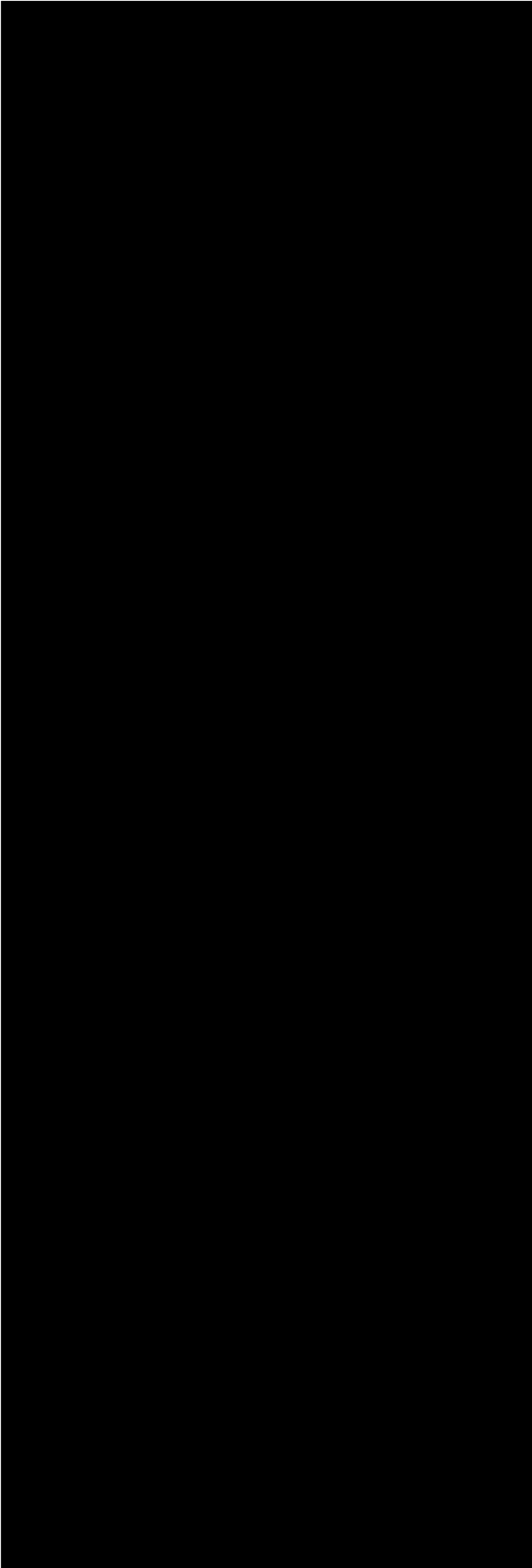
All mains services are connected. The Solar panels will have the ownership transferred to the new buyers. Council Tax Band F

### Mortgage Assistance

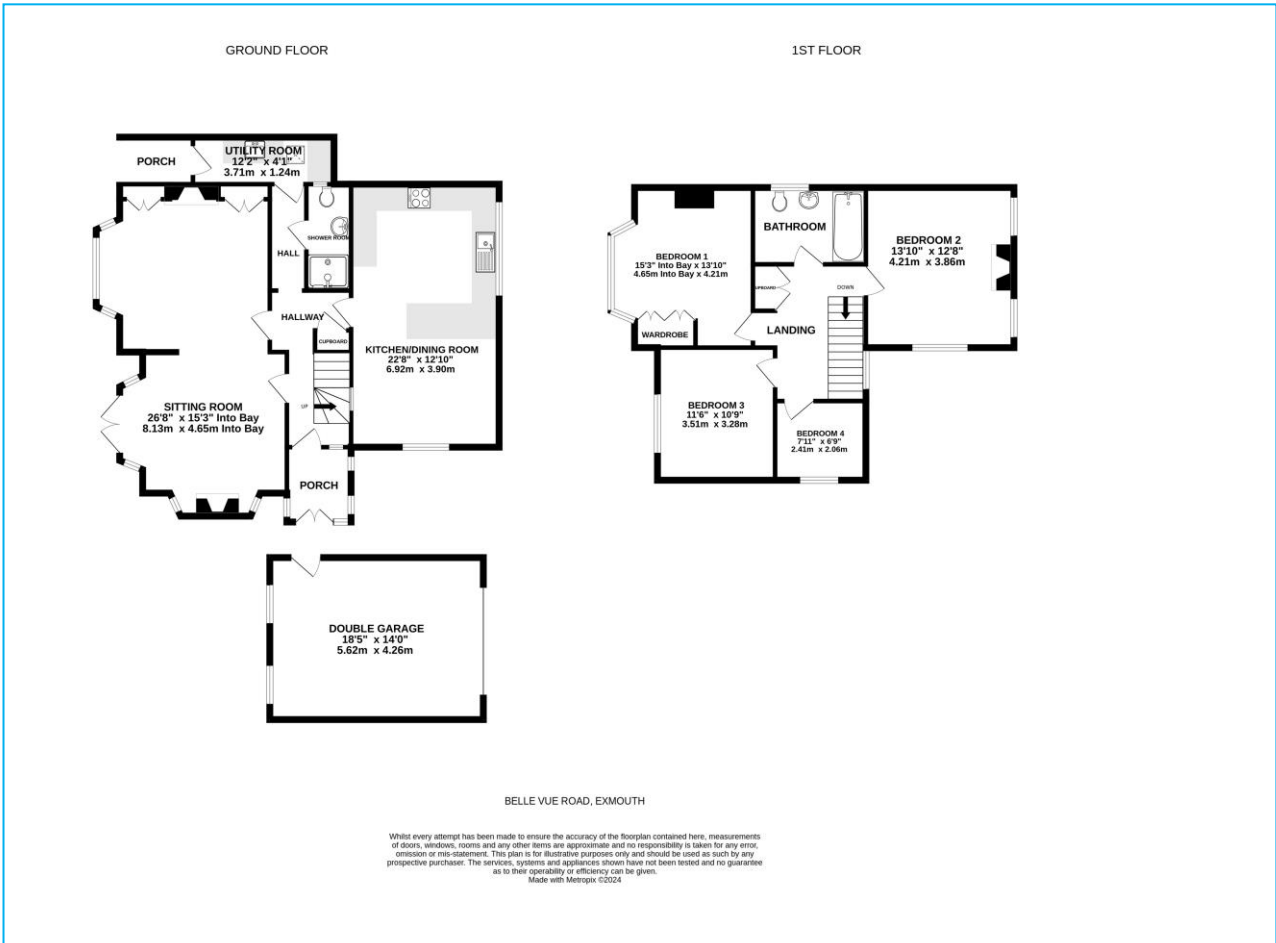
We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

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

Meredith Morgan Taylor Ltd is an appointed representative of Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)



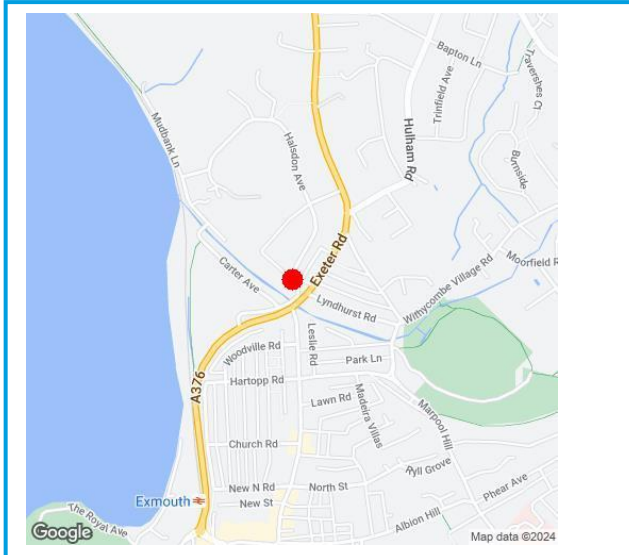




**Directions**

From our prominent Town centre office, proceed down Rolle Street, passing The Strand Gardens, turning left, then right at the mini roundabouts, passing the Train Station and into Marine Way. Take the first left into Southern Road and second left into Belle Vue Road

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
76	81
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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.