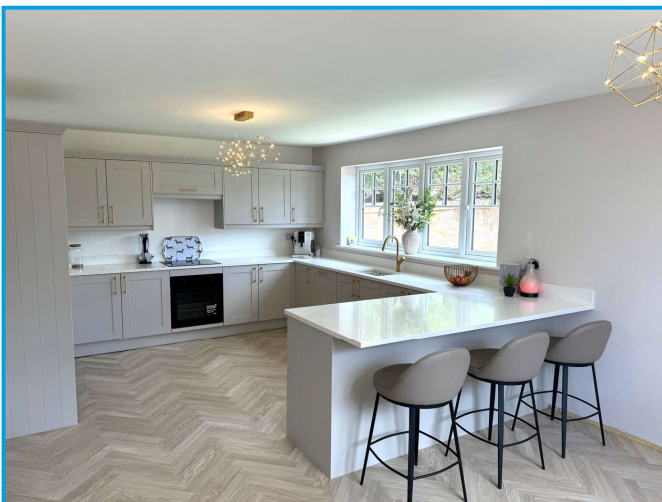
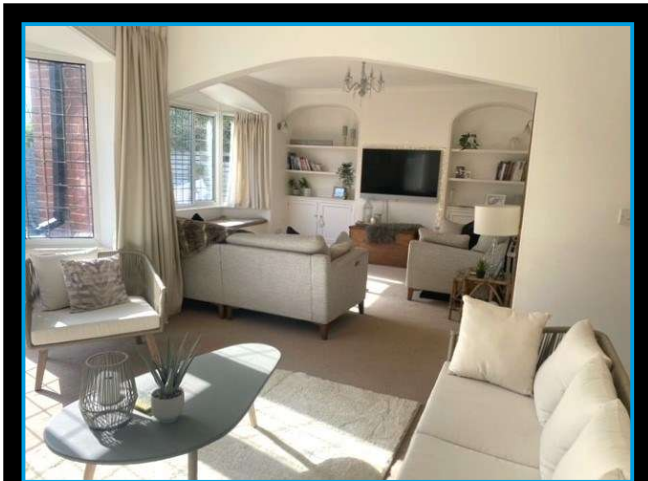


**Guide Price £775,000**  
**3 Belle Vue Road, Exmouth, EX8 3DR**



- Detached Edwardian House In Sought After Location • Walking Distance Of Exmouth Town Centre & Train Station • Updated To High Standard Yet Retaining Many Period Features • Triple Bay Fronted Sitting Room With Fireplace • Brand New Kitchen / Dining Room, Utility Room • 4 First Floor Bedrooms, Bathroom & Brand New Downstairs Shower Room • Ample Driveway Parking & Detached Double Garage • Southerly Facing Rear Garden, Viewing Recommended



## Accommodation

### Ground Floor

Double doors leading to:

#### Entrance Porch

Leaded windows to front and side. Step up to half obscure glazed, hardwood, front entrance door, with stained glass window to side, leading to:

#### Entrance Hall

Staircase rising to 1st floor with useful under stairs storage cupboard. Under floor heating. Karndean flooring. Picture rail. Doors leading to rear hallway, kitchen/dining room and:

#### Sitting Room 26'8" (8.13m) x 15'3" (4.65m) Into Bay

An attractive formal reception room with large bay window overlooking the rear garden, with window seat including storage and further bay to rear with French doors leading to the rear garden. Focal point of coal effect gas fire within a fireplace surround that has a brick back, brick hearth and a wooden mantle with attractive stained glass windows to either side. Fitted storage cupboards and shelving to chimney recess. 2 radiators. 2 doors leading to entrance hall.

#### Kitchen / Dining Room 22'8" (6.91m) x 12'9" (3.89m)

Dual aspect having windows to front and side. Brand new fitted with a good range of cupboard and drawer storage units with Quartz worksurfaces and matching upstands. Inset ceramic one and a half bowl sink. Built - in 4 ring Halogen hob with double electric oven and grill below and filter hood above. Integrated dishwasher, fridge, freezer and wine cooler. Underfloor heating with wall mounted thermostat and Karndean flooring.

#### Rear Hallway

Under floor heating. Karndean flooring. Doors leading to utility and:

#### Shower Room

Obscure uPVC double glazed window to rear. brand new white suite comprising shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash hand basin. Tiled splash backs. Under floor heating

#### Utility Room

Half obscure glazed external door leading to rear garden. Skylight. Wooden work surfaces. Space and plumbing for washing machine. Space for tumble dryer etc. Wall mounted gas fired Combi boiler that supplies the central heating and domestic hot water. Under floor heating. Karndean flooring.

### First Floor

#### Landing

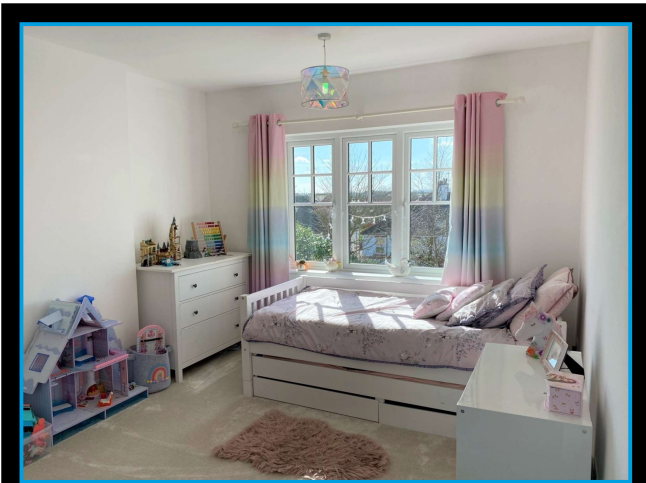
Stained glass window to side. Linen storage cupboard. Access to large loft storage space that, subject gaining the correct planning permissions, could be converted to provide further living accommodation if required, where far reaching Exe Estuary views would probably be gained. Picture rail. Doors leading to:

#### Bedroom 1 15'3" (4.65m) Into Bay x 13'10" (4.22m)

Walk - in uPVC double glazed bay window to rear gaining distant views of the Exe Estuary, Haldon Hills and South Devon coastline. Range of fitted wardrobes to one wall. Radiator. Picture rail.

#### Bedroom 2 13'10" (4.22m) x 12'8" (3.86m)





Dual aspect having 2 uPVC double glazed windows to front and window to the side. 2 retro radiators.

**Bedroom 3 11'6" (3.51m) x 10'9" (3.28m)**

uPVC double glazed window to rear, again, gaining those Exe Estuary, Haldon Hill and South Devon coastline views.

**Bedroom 4 7'11" (2.41m) x 6'9" (2.06m)**

uPVC double glazed window to side. Radiator.

**Bathroom 9'10" (3m) x 6'4" (1.93m)**

Obscure uPVC double glazed window to rear. White suite of panelled bath with thermostatically controlled shower unit over, low level WC and pedestal wash and basin. Tiled splashbacks. Radiator.

**Externally**

The property enjoys extensive off road parking for up to 3 motor vehicles with the remainder of the front garden predominantly laid to lawn with areas of patio and stone chippings. Gas meter box. Outside lighting. Outside water tap. The driveway then gives access to:

**Detached Double Garage 18'5" (5.61m) x 14'0" (4.27m)**

Remote controlled double up and over door to front. 2 uPVC double glazed windows to rear. Personal door to side. Under eaves storage space. Power and light connected. External, wall mounted electric vehicle charging point.

**Southerly Facing Rear Garden**

Another feature of the property is a good sized, enclosed and Southerly facing rear garden that has a large patio area immediately adjacent the property which is ideal for outdoor dining and sitting during fine weather. The remainder is then laid to lawn with shrub bed borders. Timber panelled fenced boundaries. Front pedestrian access to side of property via timber garden gate. Outside water tap. Outside lighting.

**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

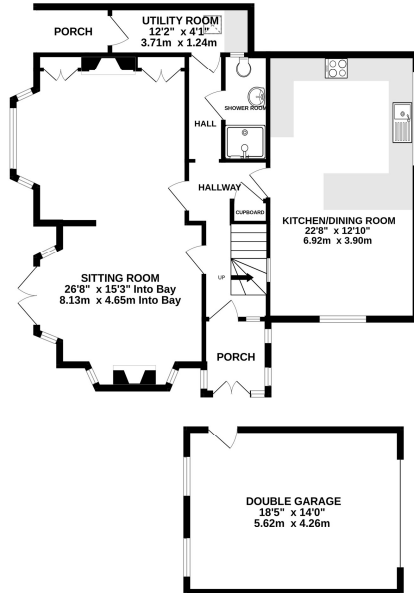
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**Agents Note**

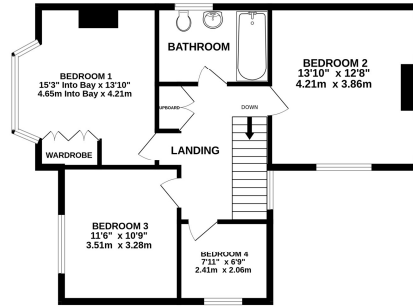
These are draft particulars and are awaiting vendors verification



GROUND FLOOR



1ST FLOOR



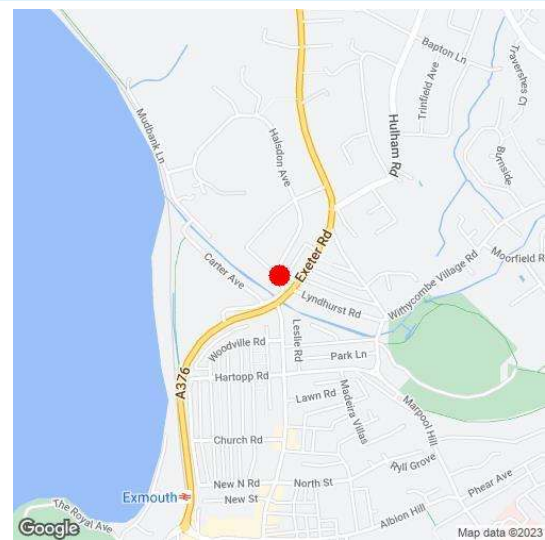
BELLE VUE ROAD, EXMOUTH

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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**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 where the property will be found on the left hand side.

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.