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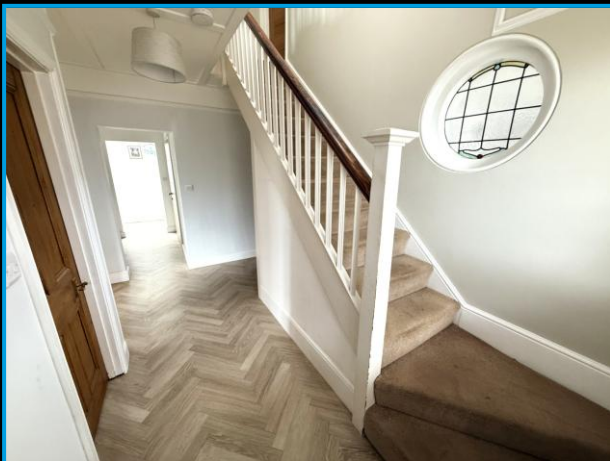
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Guide Price £750,000

3 Belle Vue Road, Exmouth, EX8 3DR



- Detached Edwardian House In Sought After Location • Walking Distance Of Exmouth Town Centre & Train Station
 - Updated By Current Vendors Yet Retaining Many Period Features • Double Bay Fronted Sitting Room With Fireplace • Newly Fitted Kitchen / Dining Room • Newly Fitted Ground Floor Shower Room & First Floor Bathroom
 - 4 First Floor Bedrooms • Ample Driveway Parking, Double Garage & Southerly Facing Rear Garden



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 first floor with useful under stairs storage cupboard. Under floor heating. Karndean flooring. Picture rail. Open to rear hallway, and doors leading to 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. Newly fitted with a good range of cupboard and drawer storage units with Quartz work surfaces 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. Newly fitted white suite comprising shower cubicle with thermostatically controlled shower unit, including Rainfall waterhead and tiling to ceiling height, low level WC and bespoke vanity wash hand basin. Under floor heating.

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. Smoke alarm. 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. Triple fitted wardrobes to one wall. Radiator.



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

Dual aspect having 2 uPVC double glazed windows to front with window shutters and window to the side. Fitted double wardrobe. 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. Fitted double wardrobe. Radiator.

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. Modern fitted white suite of panelled bath with thermostatically controlled shower unit over, including rainfall waterhead, concealed cistern WC and vanity wash hand basin. Fully tiled walls and floor. Heated towel rail. Inset ceiling lights. Extractor fan.

Externally

The property enjoys extensive off road parking for motor vehicles, boats or caravans 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. EV charging point. 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.

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 reminder 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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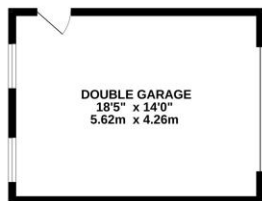
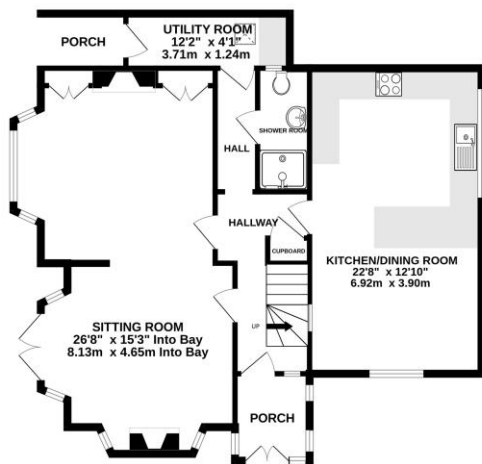


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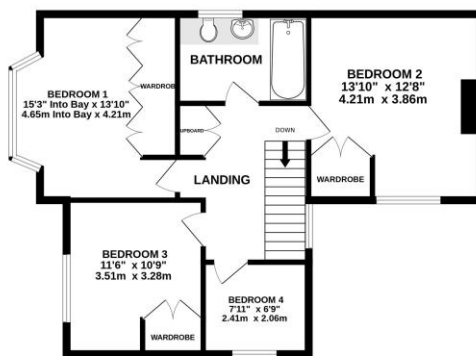
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GROUND FLOOR



1ST FLOOR



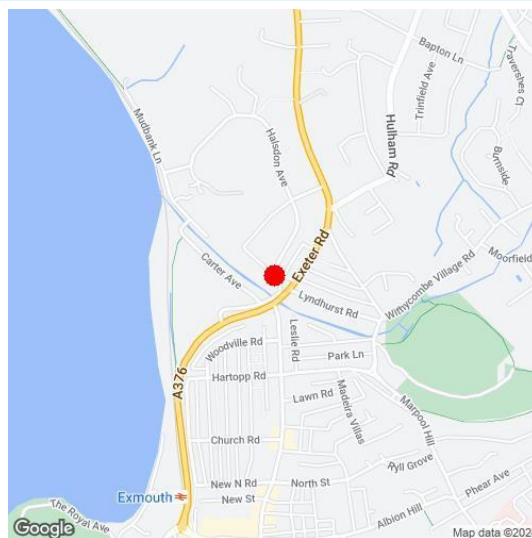
BELLE VUE ROAD, EXMOUTH

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, clearly identified by our For Sale sign.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 EU Directive 2002/91/EC		
	76	81



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: 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.

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