

01395 222350

LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk

Guide Price £595,000

14 Belle Vue Road, Exmouth, EX8 3DP



- Superb Extended 3 Double Bedroom 1930's Style Semi Detached House • Highly Desirable Residential Location • Through Lounge And Sitting Room • Impressive Fitted Kitchen/Dining Room
- En-Suite Shower Room/WC And Bathroom And Separate WC • Gas Central Heating Via Modern Boiler And Hive System, Double Glazing • Fore Court Parking And Good Size Rear Garden
- Easy access to the Town Centre, Train Station And Exe Trail Cycle Path



Accommodation

Ground Floor

Canopy porch with period stained glass entrance door to:

Vestibule

Patterned quarry tiled floor. Stained glass inner door to:

Entrance Hallway

Herringbone oak flooring. Stairs to first floor with feature original carved newel post. Built-in cupboards under stairs. Radiator. Hive control system. Door to living area and opening through to the kitchen/breakfast room.

Through Lounge/Sitting Room

A wonderful open plan living area with engineered oak flooring running throughout these rooms and the kitchen/dining room.

Lounge Area 14'11" (4.55m) Max x 12'0" (3.66m) Max

Double glazed bay window to the front. Gas coal effect fire in ornate surround. Radiator. Opening through to:

Sitting Room Area 12'5" (3.78m) x 10'1" (3.07m)

Double glazed window to the side. Feature wood burner stove. Built-in storage cupboard with shelving over. Opening through to:

Kitchen/Dining Room 18'8" (5.69m) x 16'6" (5.03m)

A superb feature of the property having been extended and fitted with an extensive range of quality base cupboard and drawer units. Wall units and a central contrasting coloured island. One and a half bowl sink unit. Work top surface with matching upstand. Space for a range style cooker with tiled splash back and cooker hood over. Integrated dishwasher and washing machine. Space for an American style fridge/freezer. Ideal gas fired combi boiler supplying the domestic hot water and central heating with Hive control. Double glazed window to the rear and double glazed French doors opening into the rear garden. A particular feature of the dining area is the double glazed roof lantern.

First Floor

Landing

Hatch to the loft space with pull down ladder and light. This loft area is very spacious with a window to the side and further small port hole window to the front and offers the potential to develop, subject to the necessary planning approvals.

Bedroom 1 14'11" (4.55m) Max x 14'3" (4.34m) Max

Double glazed bay window to the front. Further double glazed window to the side. Radiator. Fitted double and triple wardrobes. Door to:

En-Suite Shower Room/WC

Double glazed window to the front. Corner shower cubicle with electric shower. Vanity wash hand basin with cupboard below. WC with concealed cistern. Extractor fan.



Bedroom 2 12'1" (3.68m) x 9'10" (3m)

Double glazed windows to the side and rear. Radiator.

Bedroom 3 10'3" (3.12m) x 9'6" (2.9m)

Double glazed bay window to the rear with open views. Radiator.

Bathroom

Double glazed window to the rear. Panelled bath. Tiled splash back. Built-in shower. Vanity wash hand basin. Cupboard below. Mirror and light over. Heated towel rail.

Separate WC

Double glazed window to the side. Close coupled WC. Part tiled walls.

Externally

To the front of the property is a stone chipping fore court providing OFF ROAD PARKING. Side gated access leading down the side of the property where there is a log store and a small access into an undercroft.

Rear Garden

A good size rear garden comprising a composite deck leading down to a further paved area of patio with the bulk of the garden laid to lawn with a raised bed and TIMBER GARDEN STORE. Outside power point and lighting.

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

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

Agents Notes

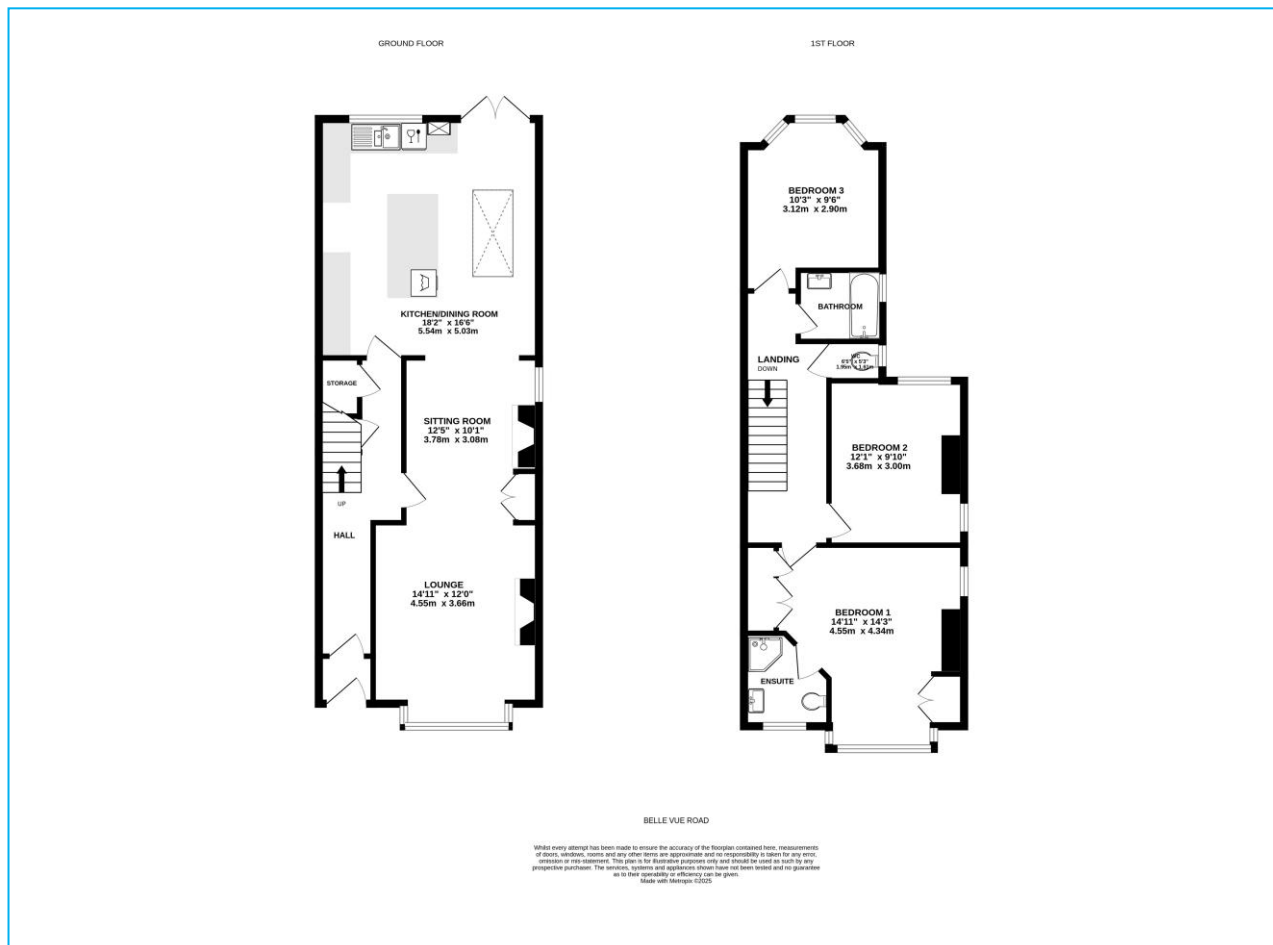
Please note these are draft particulars and are awaiting vendors verification.



01395 222350

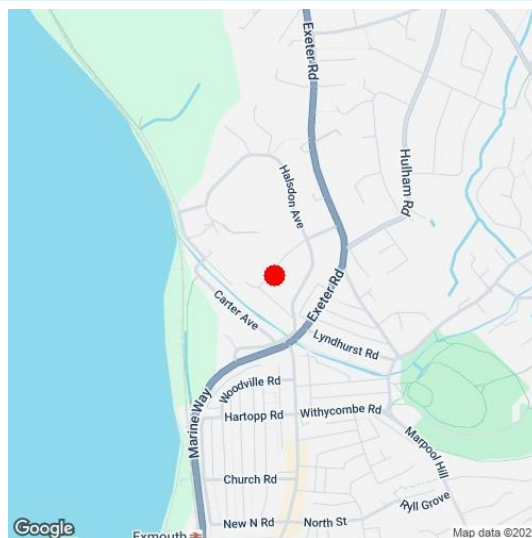
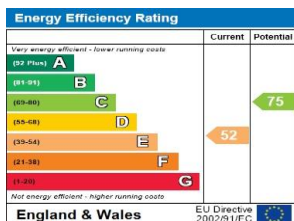
LINKS
ESTATE AGENTS

exmouth@linksestateagents.co.uk
www.linksestateagents.co.uk



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

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.

LINKS
ESTATE AGENTS

rightmove

Zoopla

OnTheMarket

PrimeLocation.com