



Apartment 3 Belle Vue House, 19 Belle Vue Road, Exmouth, EX8 3AS

GUIDE PRICE

£525,000

TENURE Share of Freehold



**A Three Double Bedroom Ground Floor Apartment Enjoying An Envious Location Within Reach Of The Town Centre, Cycle Tracks, Seafront And Enjoying Pleasant Outlook Towards The Estuary And Coastline Beyond**

Well Appointed High Quality Accommodation \* Spacious Living Room With Access To Private Sun Terrace \* Well Equipped Kitchen/Breakfast Room En-Suite Shower Room/Wc \* Main Bathroom Suite \* Three Double Bedrooms \* Gas Central Heating - [operated through a NEST (2<sup>nd</sup> Gen SMART) thermostat on Wi-Fi \* Double Glazed Windows \* Communal Gardens Allocated Parking Space \* Viewing Recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:** Communal entrance with door intercom system to:

**COMMUNAL HALLWAYS:** Private front door to:

**ENTRANCE PORCH:** Coat rack, automatic light, inner door to:

**SPACIOUS RECEPTION HALL:** Radiator, door entry intercom phone.

**LIVING ROOM/DINING ROOM:** 6.27m x 4.57m (20'7" x 15'0") A spacious and bright room with double glazed bay window overlooking the communal gardens, double glazed door giving access to the apartments private sun terrace, which gains views towards the estuary and coastline beyond. The room enjoys a recessed living flame log gas fire with mantel and TV point over, two radiators, glazed panelled double doors to:

**KITCHEN/BREAKFAST ROOM:** 4.01m x 3.28m (13'2" x 10'9") [Also accessed from the reception hall] A stylish well equipped kitchen with range of patterned worktops with matching splashbacks, cupboards, drawer units, integrated dishwasher and washing machine beneath worktops, inset one and a half bowl stainless steel single drainer sink unit, wall mounted cupboards with concealed lighting beneath, inset four ring gas hob with stainless steel splashback with matching stainless steel chimney style extractor hood over, built-in double oven, integrated fridge and freezer, tiled flooring with underfloor heating, recessed ceiling spotlighting, TV point, double glazed window to side aspect, Glow Worm gas boiler housed in matching kitchen unit.

**BEDROOM 1:** 5.59m x 4.11m (18'4" x 13'6") maximum overall measurement. A spacious main bedroom with built-in double wardrobe, radiator, double glazed window overlooking the communal gardens, looking towards the estuary and coastline beyond, TV point.

**EN-SUITE SHOWER ROOM/WC:** 2.11m x 2.08m (6'11" x 6'10") Spacious en-suite shower room with large shower cubicle with splashback walls, contemporary style wash hand basin with splashback, fitted mirror front medicine cabinet over with integrated light, WC with push button flush, chrome heated towel rail, fully tiled walls, recessed ceiling spotlighting, extractor fan.

**BEDROOM 2:** 4.57m x 2.87m (15'0" x 9'5") Double glazed window to front aspect, radiator, TV point.

**BEDROOM 3:** 4.04m x 2.87m (13'3" x 9'5") Two double glazed windows to front aspect, TV point, wardrobe.

**BATHROOM/WC:** 2.06m x 1.63m (6'9" x 5'4") Stylish suite comprising of bath with shower and shower splash screen, wash hand basin, mirror fronted medicine cabinet over, WC with concealed and dual push button flush, chrome heated towel rail, fully tiled walls, tiled flooring with underfloor heating, recessed ceiling spotlighting.

**OUTSIDE:** Enjoying a quiet enviable location, the development is approached via block paved driveway which leads to the apartment allocated parking space, to the rear of the property is communal lawned gardens with well stocked flower and shrub beds. The apartment enjoys its own patio sun terrace which faces South-Westerly with views towards the estuary and Dartmoor in the distance, the majority of which is covered, providing a wonderful area for outside entertaining, outside light. The development also enjoys communal covered storage areas, refuse storage area. The property benefits from private rear access to Mudbank Lane, walks and cycle path alongside the estuary towards Exmouth town and up to Exeter, through the pretty towns on the estuary. It is also only a short walk from the railway station and M&S food hall and also within walking distance of the sea/beach/marina.

**TENURE & OUTGOINGS:** The apartment is held on a long lease and benefits from a Share of the Freehold. Service Charge (Approximately): £200 per month. Council Tax Band: E.

Floorplan

