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**LINKS**  
ESTATE AGENTS

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**Guide Price £695,000**  
**37 Belle Vue Road, Exmouth, EX8 3DP**



- Exceptional Extended Detached Family House In A Prestigious Location • Stunning River Exe Estuary And Haldon Hill Views • 4 Bedrooms And Box Room • Impressive Extended Open Plan Living/Dining Room/Kitchen • Large Bathroom With Bath And Shower, Downstairs Cloakroom And Utility Room • Lounge And Family Room/Study • Mature Gardens, Ample Parking And Garage • A Wealth Of Charm And Character



## Accommodation

### Ground Floor

Covered entrance with courtesy light. Entrance door with stained glass window to:

### Entrance Porch

Coat rack. Inner door with stained glass window and matching side panel to:

### Entrance Hall

A spacious entrance hall. Stripped wood flooring. Picture rail. Stairs to the first floor with original newel post. Storage cupboard below. Radiator. Doors to:

### Cloakroom/WC

Close-coupled WC with integrated space saver wash hand basin. Obscured double glazed window to the side.

### Lounge 14'0" (4.27m) Into Bay x 13'4" (4.06m)

A bright and airy dual aspect room. Double glazed square bay window to the front. Further double glazed window to the side. Stone fireplace surround with matching hearth and inset gas log effect fire. Picture rail. TV aerial point. Radiator.

### Family Room/Study 11'1" (3.38m) Into Recess x 9'9" (2.97m)

Dual aspect with double glazed windows to the front and side. Fitted cupboards and shelving in the side chimney recesses. Picture rail. Radiator.

### Living/Dining Room/Kitchen 23'2" (7.06m) Max x 18'10" (5.74m) Max

A superb extended room with stripped wood flooring offering a light and airy family space and affording impressive views over the rear garden towards the River Exe Estuary and Haldon Hills beyond. The room features 3 large double glazed Velux skylight windows, 2 sets of sliding double glazed patio doors and a full height picture window, all gaining superb views. Radiator. Open to the room is the KITCHEN AREA comprising a range of base cupboard and drawer units. Eye level units over. Concealed lighting below. Solid wood work top surfaces with tiled splash back. Inset ceramic sink unit. Space for range cooker with SMEG 5 ring range oven and stainless steel chimney style cooker hood over. Integrated dishwasher and fridge/freezer.

### Utility Room 9'7" (2.92m) x 6'9" (2.06m)

Work top surface with inset single drainer sink unit. Tiled splash back. Cupboard and drawer units. Unit housing Ideal gas fired combination boiler supplying domestic hot water and central heating. Plumbing for washing machine. Tiled flooring. Double glazed door to the side.

## First Floor

### Landing

A spacious landing with leaded window to the side aspect. Built-in storage cupboard. Radiator. Picture rail. Hatch to roof space. Doors to:

### Bedroom 1 14'11" (4.55m) x 13'4" (4.06m)

A light and airy dual aspect room with double glazed square bay window to the front. Further double glazed window to the side. Built-in wardrobe. Picture rail. Radiator.

### Bedroom 2 13'2" (4.01m) x 11'0" (3.35m)

A dual aspect room with double glazed windows to the side and rear gaining superb views over the local sports arena to the River Exe Estuary and Haldon Hills beyond. Built-in wardrobe. Picture rail. Radiator.



**Bedroom 3 12'6" (3.81m) x 8'9" (2.67m)**

Dual aspect with double glazed window to the front and side. Built-in wardrobe. Picture rail. Radiator.

**Bedroom 4 9'9" (2.97m) Max x 8'0" (2.44m)**

Dual aspect with double glazed windows to the side and rear gaining superb views over the local sports arena to the River Exe Estuary and Haldon Hills beyond. Picture rail. Radiator.

**Box Room 6'8" (2.03m) x 4'2" (1.27m)**

Leaded window to the side. With shelving and providing a useful storage area .

**Bath/Shower Room/WC 9'8" (2.95m) x 6'9" (2.06m)**

A spacious bathroom with 2 obscured double glazed window to the side. Bath with hand held shower attachment. Separate built-in shower cubicle with glazed shower screen and ceiling extractor/light. Pedestal wash hand basin. Wall-mounted mirror and shaver point and light over. Part tiled walls. Heated towel rail. Radiator.

**Externally**

The property is approached over a stone chipping driveway providing ample parking for cars and a motor home etc. This in turn leads to the garage.

The front garden is mainly laid to lawn with mature flower and shrub borders. A side gated pathway leads through to the rear garden which again is laid mainly to lawn with mature flower and shrub borders. A rear patio offers wonderful views towards the River Exe Estuary and Haldon Hills beyond. Outside lighting. Water Tap.

**Garage 19'0" (5.79m) x 9'10" (3m)**

A generously sized garage providing a good storage space. Accessed via timber doors. Power and light. Double glazed window and courtesy door into the rear garden.

**Tenure**

The property is FREEHOLD

**Services**

All mains services are connected. 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

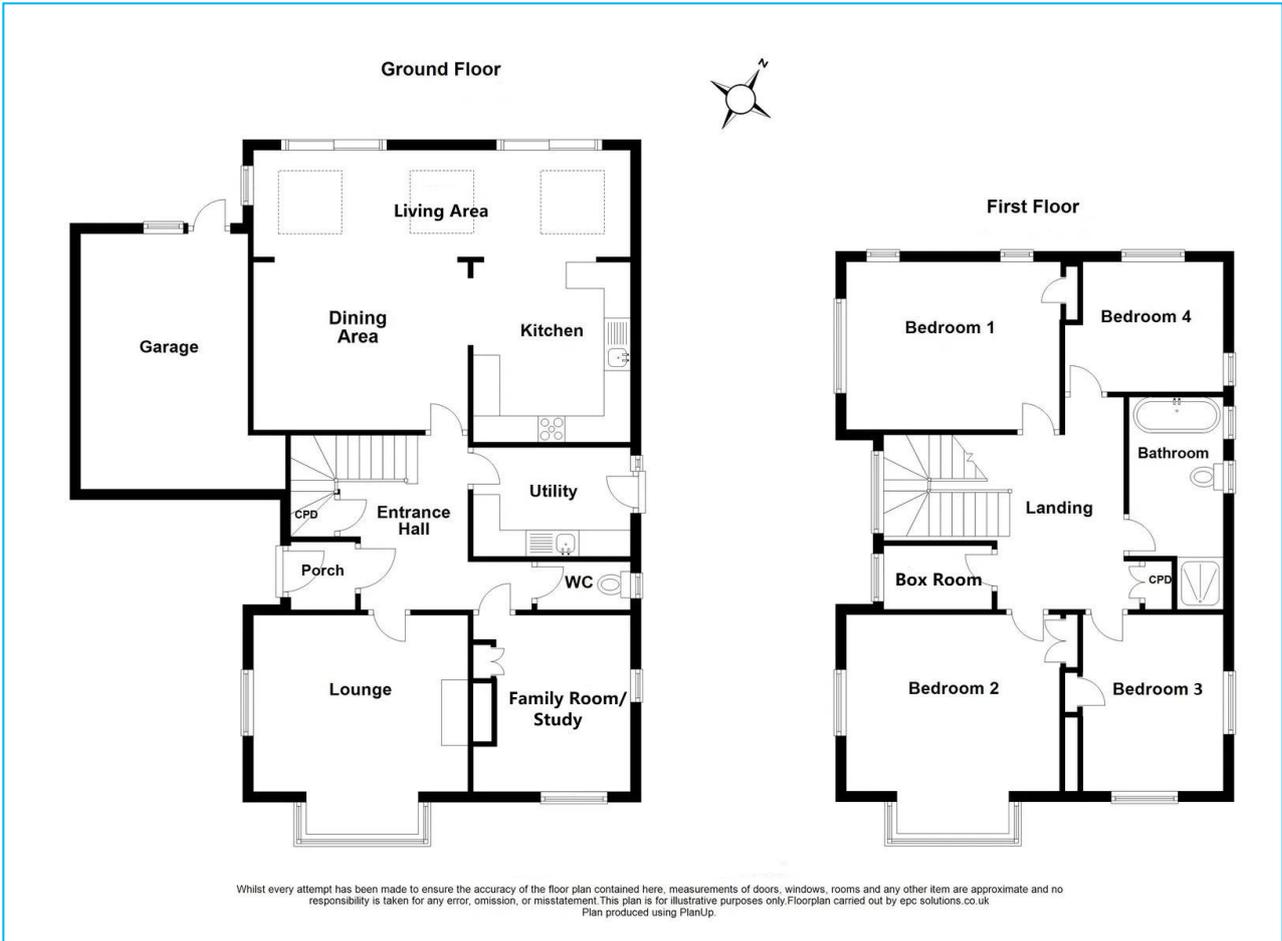
Your home may be repossessed if you do not keep up repayments on your mortgage

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**Agents Note**

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

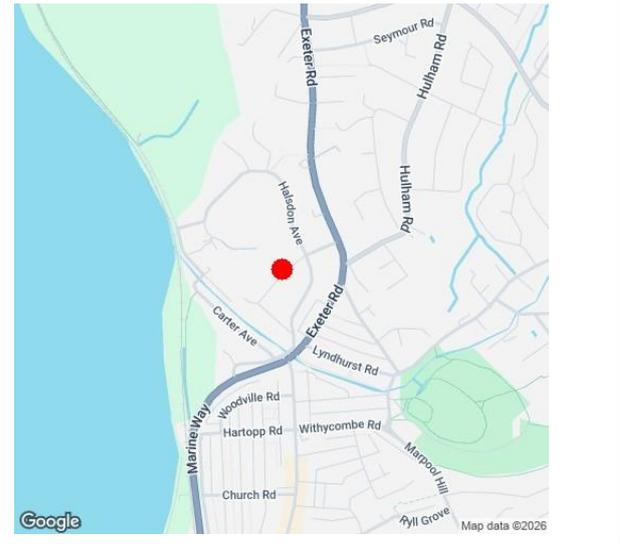




**Directions**

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, further up around the corner.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
69	77
England & Wales	
EU Directive 2002/91/EC	



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 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.