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38 Belmont Road, Exeter, Devon, EX1 2HG



SOUTHGATE
ESTATES

£500,000

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38 Belmont Road, Exeter, Devon, EX1 2HG

A substantial four bedroom period home situated in the highly sought-after area of Belmont Road, Exeter. Enjoying attractive views across Belmont Park to the front, the property offers spacious and versatile accommodation arranged over four floors, retaining a wealth of period character throughout. Further benefits include an enclosed rear garden, making this an excellent family home in one of the city's most desirable locations.

Belmont Road enjoys a prime position within easy reach of Exeter city centre, offering excellent access to a wide range of shops, restaurants and leisure facilities. The nearby Magdalen Road provides an excellent selection of independent cafés, delicatessens and everyday amenities, whilst Belmont Park is situated directly opposite the property. The historic Quayside, well-regarded schools, regular bus services and excellent transport links are all readily accessible, making this a particularly appealing location for families.



Ground Floor The front door opens into an entrance vestibule, leading through to a welcoming entrance hallway with stairs rising to the first floor and descending to the lower ground floor. The living room is an elegant reception space enjoying a period sash window overlooking Belmont Park and a feature fireplace, creating an attractive focal point. Also situated on this floor is a generous double bedroom with a period sash window overlooking the rear garden. Completing the ground floor is the family bathroom, fitted with a bath incorporating a handheld shower attachment, a wash basin and a low-level WC. A useful cupboard houses the modern boiler, whilst a window faces the rear aspect.



Lower Ground Floor The lower ground floor provides an excellent open-plan kitchen and dining space, ideally suited to modern family living. An archway subtly separates the two areas whilst maintaining an open and sociable feel. The kitchen is fitted with a range of oak-fronted wall and base units incorporating fitted worktops and a stainless steel sink and drainer. There is ample space for a range of freestanding appliances, whilst windows to both the front and rear aspects allow for plenty of natural light. The dining area benefits from a useful built-in cupboard and provides an excellent space for everyday dining and entertaining. A door from the hallway opens directly onto the rear garden. Also located on this floor is a shower room comprising a shower cubicle, a wash basin and a low-level WC.

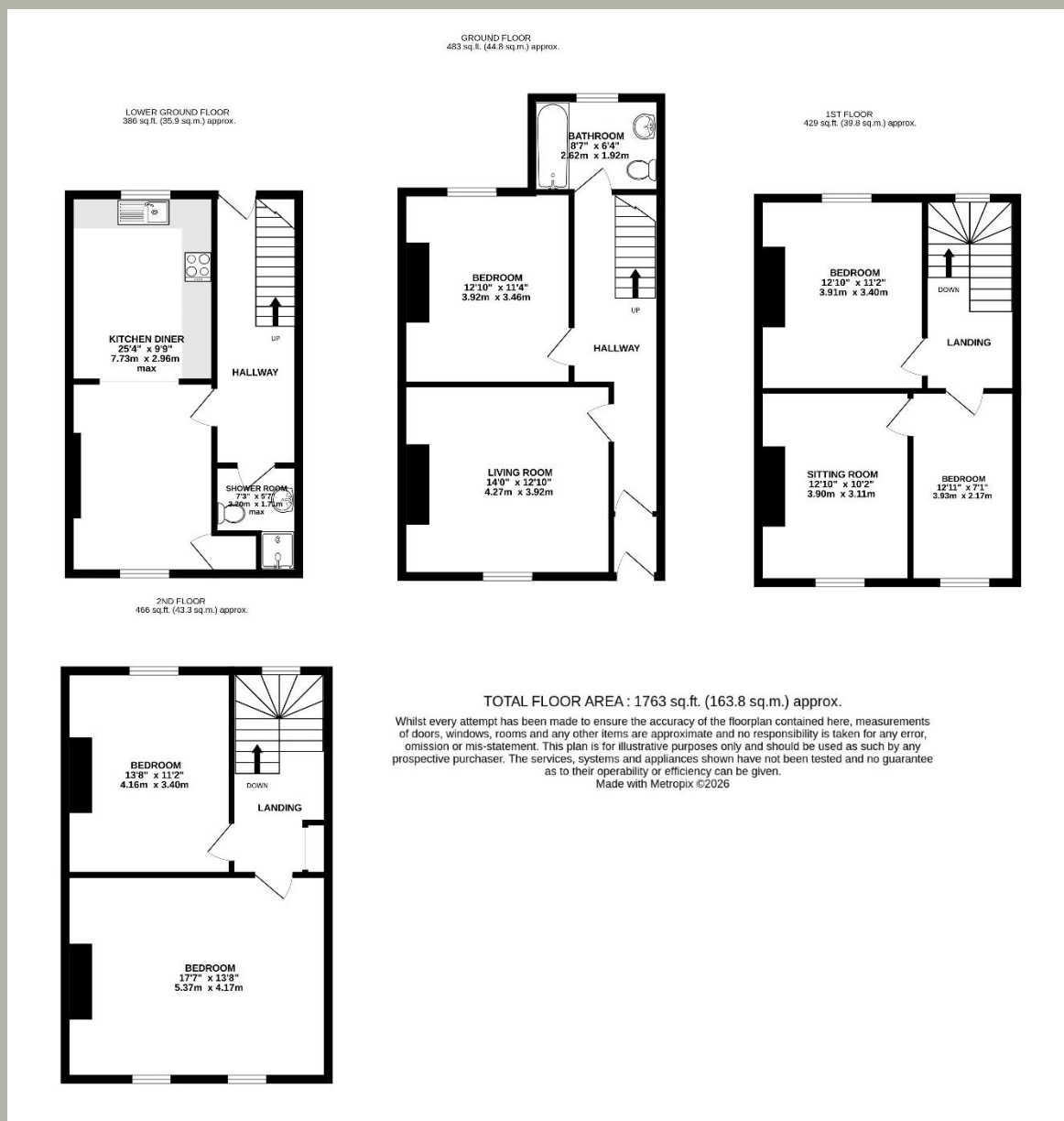
First Floor The first floor landing enjoys a window to the rear aspect and provides access to two further rooms, together with stairs rising to the second floor. The principal bedroom is a generously proportioned double room situated to the rear of the property, benefitting from a period sash window and a wash basin. To the front is a further bedroom featuring a period sash window and attractive wood panelling. This room opens directly into an adjoining sitting room, which also enjoys views across Belmont Park together with wood panelling and a feature fireplace. This flexible arrangement offers excellent versatility and could equally be utilised as a dressing room, home office or additional reception room.

Second Floor The second floor landing benefits from a window to the rear aspect and a useful storage cupboard. There are two further bedrooms on this floor, the larger of which enjoys two period sash windows to the front aspect, making the most of the attractive views across Belmont Park. The room also features a fireplace with a fitted gas fire. The remaining bedroom enjoys a pleasant outlook to the rear through a period sash window. Outside The enclosed rear garden provides an attractive outdoor space with a patio adjoining the property, creating an ideal area for outdoor seating and entertaining. Steps rise to the main section of garden, which is laid partly to lawn and complemented by established flower bed borders, providing colour and interest throughout the seasons. A rear gate allows convenient pedestrian access.

Property Information Tenure: Freehold. Council tax band: E.

- *4 Bedrooms*
- *Period Home*
- *Views over Park*
- *Front & Rear Gardens*
- *Popular Location*
- *Grade II Listed*





Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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