

01395 222350

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Offers in Excess of £375,000
47 Belvedere Road, Exmouth, EX8 1QN



• 4 Bedroom Mid Terrace Family Home • Gas Centrally Heated & Part uPVC Double Glazed •
Good Size Living Room With Wood Burner • Dining Room & Kitchen • 3 First Floor Bedrooms •
Further Bedroom On Second Floor • Bathroom & En-Suite Shower Room • Enclosed Rear Garden.
Off Road Parking



Composite front entrance door leading to:

Ground Floor

Entrance Vestibule

Dado rail. Part glazed door leading to:

Entrance Hall

Staircase rising to the first floor. High level, concealed, trip switch fuse and meter box. Radiator. Dado rail. Smoke alarm. Laminate flooring. Useful under stairs storage recess. Doors leading to dining room and:

Open Plan Living Room 24'3" (7.39m) Into Bay x 10'6" (3.2m) Max

(Formally 2 separate rooms). Good size room that has a walk in uPVC double glazed bay window to front. Attractive wood burning fire with an exposed brick back, slate tiled hearth and a curved exposed brick mantle above. Built in storage cupboards with display shelving above to both chimney alcoves. 2 x Radiators. Picture rail. Double opening single glazed timber doors leading out to the rear garden.

Dining Room 12'9" (3.89m) x 8'10" (2.69m)

Single glazed sash window to side. Radiator. Coved ceiling. Picture rail. Large fireplace recess. Laminate flooring. Part glazed door landing to:

Kitchen 9'8" (2.95m) x 9'0" (2.74m)

Single glazed window to rear, Velux window to part vaulted ceiling and part uPVC double glazed door to side that provides access to the rear garden. Range of floor standing and wall mounted cupboard and drawer storage units with roll top work surfaces and tiled splash backs above. 5 ring gas hob with a single electric oven below and stainless steel splash back and extractor above. Inset ceramic large single bowl sink with mixer tap above. Space and plumbing for a washing machine and space for a tumble drier beneath work surface. Free standing fridge freezer space. Wall mounted gas fired combination boiler that supplies the domestic hot water and central heating. Tiled flooring. Inset ceiling lights.

First Floor

Half Landing

Steps leading up to the main landing and doors leading to bathroom and:

Bedroom 4 8'10" (2.69m) x 6'5" (1.96m)

Plus door recess. uPVC double glazed sash window to rear. Radiator. Inset ceiling lights. Ornate fireplace feature.

Bathroom

Obscure single glazed window to side. Fully tiled walls. Fitted white suite that comprises of a panelled bath that has a shower attachment above and shower curtain. Low level WC. Pedestal wash hand basin. Radiator. Inset ceiling lights. Extractor fan.

Landing

Staircase rising to the second floor. Smoke alarm. Useful storage recess under the stairs. Doors leading to bedroom 3 and door leading to:

Bedroom 1 14'9" (4.5m) Into Bay x 10'3" (3.12m) Max

Walk in uPVC double glazed bay window to front. Radiator. Picture rail. Arch way leading to:

En-Suite Shower Room

uPVC double glazed window front. Fitted white suite comprising of a single shower cubicle that has tiled splash backs to ceiling



height, thermostatically controlled shower and splash screen door. Low level WC (Sani-flow system). Pedestal wash and basin. Built in storage shelving.

Bedroom 3 9'11" (3.02m) x 7'5" (2.26m)

uPVC double glazed window rear. Radiator. Laminate flooring. Built in storage shelving, that has a storage cupboard above to chimney alcove. Picture rail.

Second Floor

Landing

Velux window to front. Smoke alarm. Door reading to:

Bedroom 2 13'5" (4.09m) Max x 12'3" (3.73m) Max

Velux window to rear and a Velux window to front. Good size room with access to eaves storage spaces to both sides. Radiator. Laminate flooring. Useful storage recess areas.

Externally

Front Of Property

To the front of the property is a small enclosed area of garden that is laid to mosaic tile with dwarf brick wall and wrought iron fenced boundaries. Wrought iron garden gate.

Rear Garden

To the rear of the property is a fully enclosed and easy to maintain garden that is predominantly laid to paved patio and raised deck areas with raised shrub bed borders. An arch way provides access to a block paved area suitable for bin storage and with a usual storage shed. Outside water tap and lighting. A garden gate to the rear provides access to:

Off Road Parking

Parking area which is easily accessible via the rear vehicular service lane.

Tenure

The property is FREEHOLD

Services

All mains and services are connected. Council Tax Band C.

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 Notes

Please note, these are draft particulars and they are awaiting vendors verification

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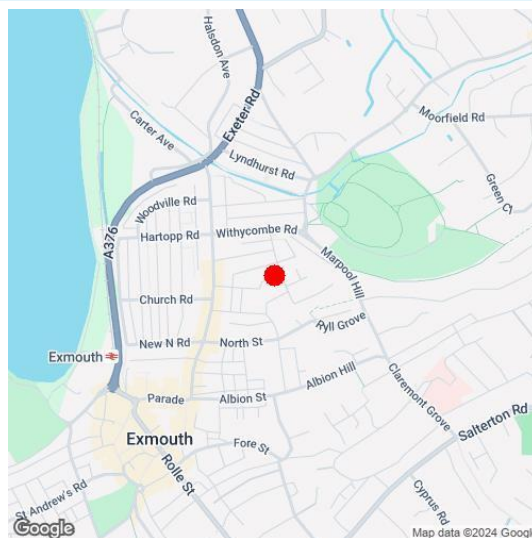
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Directions

From our prominent Town Centre office, proceed down Rolle Street, past The Strand and turn right at the mini roundabout into The Parade and then on into Exeter Road. Turn right into Belvedere 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		79
(81-91) B		
(69-80) C		59
(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		



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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