

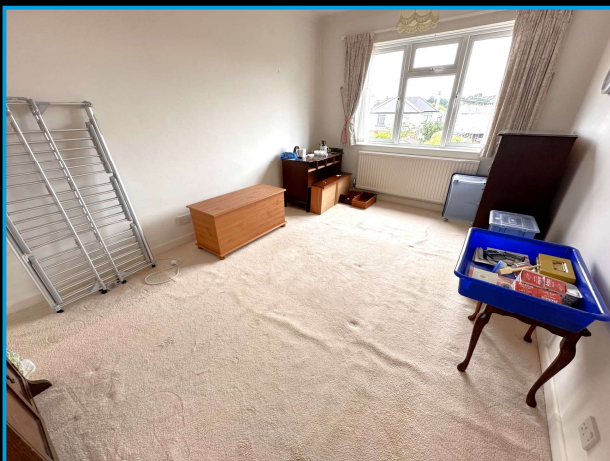
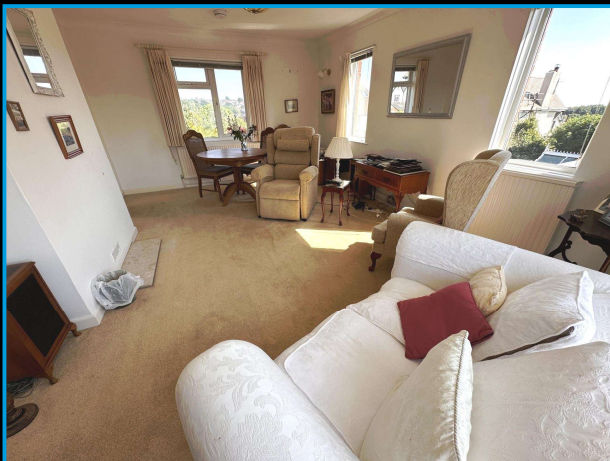
**Guide Price £299,950**

**Flat 2, 12b Belle Vue Road, Exmouth, EX8 3DP**



- Self Contained, 3 Bedroom First Floor Apartment • Sought After Location With Easy Access To Town, Train Station & Exe Estuary Trail • Bright & Airy Living/Dining Room
- Kitchen (White Goods Included) • Modern Fitted Shower Room • Off Road Parking & Single Garage • Own Garden To The Rear • Freehold To Building. Long Lease. NO ONWARD CHAIN





A pathway provides access to a front entrance door with an obscure glazed inset window leading to:

## Ground Floor

### Porch

Obscure glazed window to front. High level concealed electric fuse and meter box. Staircase rising to the first floor.

### First Floor

### Split Level Landing

Window to front. Smoke alarm. Radiator. Access to an insulated loft space. Large storage cupboard that houses a wall mounted gas fired combination boiler. Radiator. Further useful storage cupboard. Doors leading to all rooms, including:

### Living/Dining Room 17'8" (5.38m) x 12'7" (3.84m)

A bright and airy triple aspect room that has a walk in bow bay window to front, window to rear and 2 windows to the side. 2 Radiator. Coved ceiling. Smoke alarm. Door leading to:

### Kitchen 12'3" (3.73m) x 7'9" (2.36m)

Window to rear. Range of floor standing and wall mounted cupboard and drawer storage units with roll edged work surfaces above and tiled splash backs. Inset stainless steel single sink and drainer unit with a mixer tap above. The washing machine, tumble dryer, slim line dishwasher and fridge/freezer and electric cooker are all included within the sale price. Extractor hood above cooker. Vinyl flooring. Radiator. Heat detector.

### Bedroom 1 14'0" (4.27m) x 9'10" (3m)

Window to rear. Radiator. Coved ceiling. Useful built in storage cupboard with hanging rail and shelving above.

### Bedroom 2 12'3" (3.73m) x 9'10" (3m)

Window to front. Radiator. Coved ceiling. Useful built in storage cupboard with hanging rail and shelving above. Lockable door to the side that leads out above the garage onto the flat roof for fire escape purposes.

### Bedroom 3 10'8" (3.25m) x 7'8" (2.34m)

Dual aspect room that has a window to rear and a window to the side that has views towards Exmouth Marina and the hills beyond. Radiator. Coved ceiling.

### Shower Room

Obscure glazed window to front. Fully tiled walls. Modern fitted white suite comprising of a walk in single shower quadrant that has sliding splash screen doors and an electric shower above. Low level WC. Pedestal wash hand basin. Radiator. Vinyl flooring.





## Externally

### Front Of Property

To the front is an area of garden (left hand side) that is predominately laid to lawn. Shingle border to front of property. Pathway leading to the front door. Outside water tap. A driveway provides off road parking and leads to:

### Single Garage 17'6" (5.33m) x 9'2" (2.79m)

Electric roll door to front. Power and light connected. Single glazed window to rear. Part glazed door provides access to:

### Rear Garden

The property has its own area of garden to the rear that is laid predominately to lawn, that has walled and fenced boundaries and a shrub bed border to one side.

### Tenure

The property has the FREEHOLD to the building - subject to a LEASE of 999 years from 1979 on this and the ground floor apartment. Maintenance is on an ad-hoc basis split 50/50 with the ground floor apartment. Building insurance is approx £268 per annum.

### 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 Openwork Limited which is authorised and regulated by the Financial Conduct Authority (FCA)

### Agents Notes

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

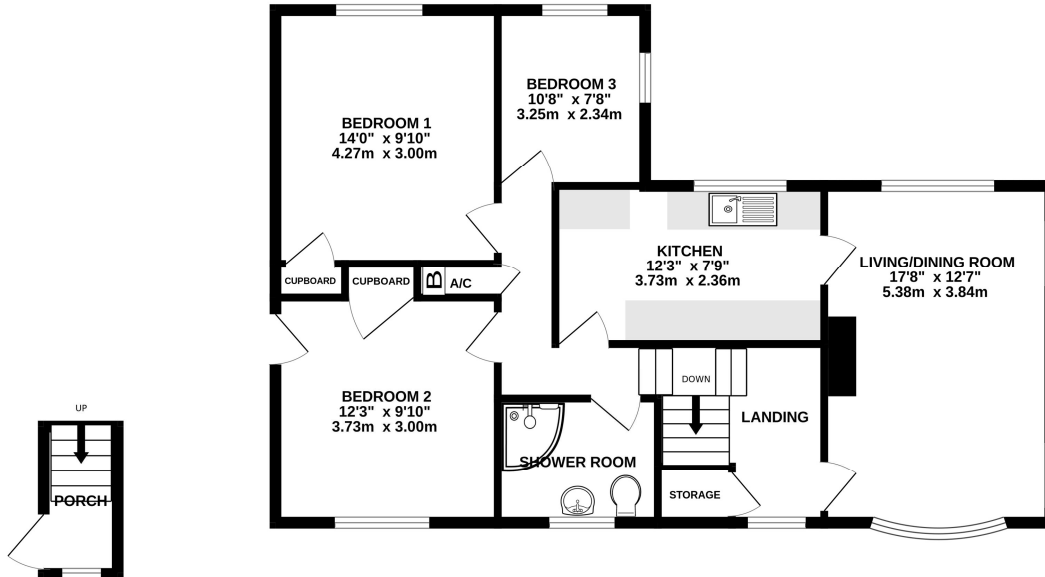
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**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
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GROUND FLOOR

1ST FLOOR



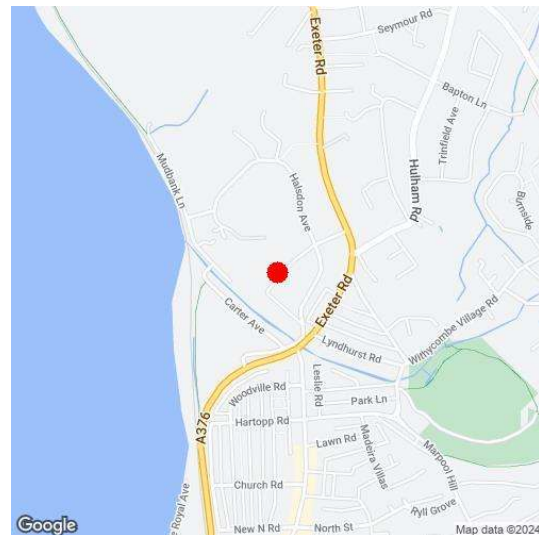
FLAT 2, 12B BELLE VUE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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, clearly identified by our for sale board.

Energy Efficiency Rating		
	Current	Potential
Very 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		
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.

**LINKS**  
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