



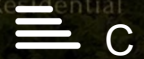
FRANCIS LOUIS

Residential



Belvidere Road, Exeter, EX4 4RU

Guide Price £600,000



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# Belvidere Road

Exeter, EX4 4RU

- Stunning views
- Garage
- Great location
- Full Planning for a side extension.
- Detached
- Parking
- No chain

Guide Price - £600,000 to £625,000.

A stunning 3 bedroom detached home that is situated in a truly wonderful location, with views over both the Belvidere and Duryard Valleys and far beyond. The property benefits from a feature lounge with floor to ceiling windows which frame the breathtaking views. This opens to the kitchen/dining room with equally impressive views. On the lower floor there are three bedrooms, a bathroom, and a utility room. Outside there is a garage, parking, and a very large mature garden. The property also benefits from full, current planning permission for a gorgeous side extension and roof terrace and is being sold with no onward chain.



#### Hallway

Double glazed door and window to the front aspect, radiator, stairs to the lower floor, doors to,

#### W/C

A low level w/c, a wash hand basin, double glazed window to the side aspect, radiator,

#### Kitchen/Diner

A range of matching floor and wall mounted kitchen units with a solid worktop and drawer units, inset sink, integral dishwasher, integral oven, inset hob, integral fridge/freezer, space for dining table, radiator, two double glazed windows to the rear aspect with views, one double glazed window to the side aspect,

#### Lounge

Floor to ceiling corner double glazed window to the rear aspect with stunning views, double glazed window to the side aspect, radiator, log burner,

#### Landing

Double glazed patio doors to the side garden, radiator, under stairs storage cupboard,



#### Bedroom 1

Double glazed window to the rear aspect with views, radiator,

#### Utility area

Built in units with space for a washing machine and tumble dryer, double glazed window to the front aspect,

#### Bedroom 2

Double glazed window to the rear aspect, radiator, built in wardrobe,

#### Bedroom 3

Double glazed window to the rear aspect, radiator,

#### Family Bathroom

A panel bath with shower over, a low level w/c, a wash hand basin, heated towel rail, two double glazed windows to the side aspect,

#### Outside Front

To the front of the house is parking and a garage, a path then gives access to the front door, there are steps leading down to front, side and rear gardens.

#### Garage

Up and over door,

#### Rear and Side Gardens

To the side of the house is a lawn garden with a patio area, there is a pathway which then lead you down the garden. To the rear there is large garden which backs on to the valley park. The garden has an array of mature bushes and trees.

#### Agents Notes

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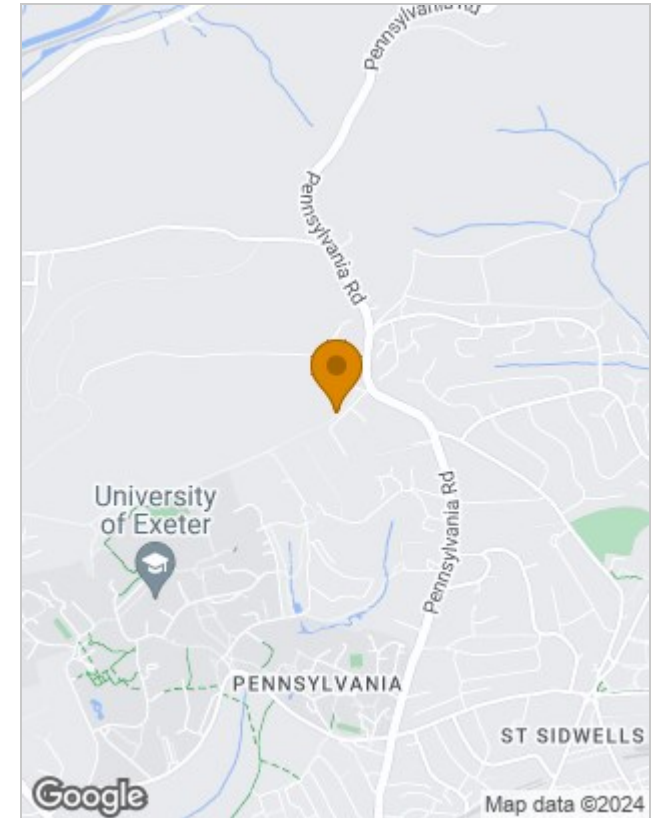




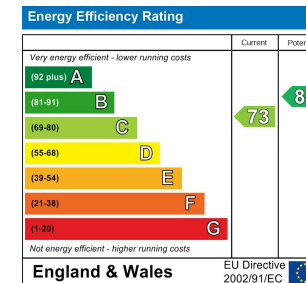
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.