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7 Belmont Terrace, School Lane,
Exmouth, EX8 3AW

GUIDE PRICE
£325,000
TENURE Freehold



A Stunning Period End Of Terrace Property Enjoying A Tucked Away Location Yet Convenient To Withycombe Village Shopping Parade And Primary School With Good Size Rear Garden, Beautifully Modernised And Refurbished Yet Keeping Much Inherent Character

Entrance Vestibule And Entrance Hall * Charming Open-Plan Sitting Room And Dining Area * Extended Modern Kitchen/Breakfast Room * Two First Floor Double Bedrooms Spacious First Floor Four Piece Bathroom Suite * Modern Upvc Double Glazing * Gas Central Heating * Viewing Strongly Recommended

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THE ACCOMMODATION COMPRISES: Newly fitted composite uPVC double glazed front door with glazed picture window over, giving access to:

ENTRANCE VESTIBULE: Dado rail, coat rack, solid wood inner door with patterned glass to:

ENTRANCE HALL: Radiator, staircase rising to first floor landing, ceiling beam, stripped wood door to:

SITTING ROOM/DINING ROOM: A lovely open plan room comprising of:

SITTING ROOM: 3.71m x 3.43m (12'2" x 11'3") A most attractive light room with measurement into uPVC double glazed bay window which overlooks the front aspect, chimney recess with exposed brick and patterned tiled hearth with wood mantel display surface over, TV point, dado rail, picture rail, feature archway to:

DINING ROOM: 3.02m x 3.99m (9'11" x 13'1") into wall recess. With wood-effect flooring, feature part tongue and groove walling, fitted shelved cupboards in wall recess, good sized understairs storage cupboard with light and shelving, uPVC double glazed window to rear aspect.

KITCHEN/BREAKFAST ROOM: 5.28m x 2.69m (17'4" x 8'10") A spacious bright and extended room with kitchen area fitted with a range of patterned gloss finish working surfaces with attractive tiled surrounds, inset one and a half bowl single drainer sink unit with cupboards, drawer units, induction hob set into work surface with built-in oven below and stainless steel chimney style extractor hood over with light, integrated dishwasher, plumbing for automatic washing machine and space for tumble dryer beneath worktops, matching wall mounted cupboards, integrated fridge and freezer, three sets of uPVC double glazed windows to side aspects, radiator, tiled flooring, recessed ceiling spotlighting. The **breakfast area** enjoys a high vaulted style ceiling with velux window allowing an abundance of light together with uPVC double glazed windows and double glazed doors opening onto the rear garden, wall lighting, dado rail.

FIRST FLOOR LANDING: With access via loft ladder to spacious roof space – this area could be converted into additional accommodation if required subject to the necessary consents, shelved linen cupboard.

BEDROOM 1: 4.6m x 3.05m (15'1" x 10'0") A spacious characterful main bedroom with stripped wood and varnished flooring, dado rail, picture rail, radiator, uPVC double glazed window to front aspect.

BEDROOM 2: 3.05m x 2.87m (10'0" x 9'5") Exposed wood flooring, radiator, coved ceiling, TV point, uPVC double glazed window to rear aspect.

BATH/SHOWER ROOM/WC: 2.77m x 2.69m (9'1" x 8'10") A spacious four piece bathroom suite comprising; bath with antique style shower attachment set in feature tiled surround, shower cubicle with a recessed ceiling spotlight over, shower splash screen and door, tiled walls, chrome shower unit, pedestal wash hand basin with matching tiled splashback with fitted mirror over, WC, chrome heated towel rail, cupboard housing Ideal gas boiler for hot water and central heating, two uPVC double glazed windows to side and rear aspects, dado rail with feature tongue and groove walling beneath.

OUTSIDE: Enjoying a lovely setting, the property is approached via a wrought-iron gate and pathway giving access to the property with front garden enclosure comprising of decorative stone flower and shrub beds and paving. To the rear is a lovely level fully enclosed rear garden laid to lawn with patio terrace area adjoining the rear of the property providing an ideal place for outside entertaining in fine weather. Pathway extending the length of the garden leading to a TIMBER GARDEN SHED. Outside cold water tap and outside lighting.

FLOOR PLAN:

