



Belmont Road, Exeter, EX1 2HG

Guide Price £525,000

Nestled in the heart of Exeter, this attractive Grade II Listed home in Belmont Road with four bedrooms and three reception rooms, offers a unique opportunity to own a spacious mid-terrace house in a highly sought-after location. This property is full of period charm with modern conveniences, making it an ideal family home in the heart of the city.

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Description:

The fabulous Grade II Listed home has been in the same family for over 40 years, it benefits from four bedrooms, three reception rooms, kitchen/dining room, modern shower room, family bathroom, and fully enclosed rear garden with many character features. Lovely outlooks with views overlooking Belmont park and beyond.

ACCOMMODATION:

Steps up to the original front door into an attractive tiled hallway, inner original door with feature, stained glass.

Sitting Room: A light and spacious room with feature high ceilings with coving and picture rail. Feature fireplace with gas fire, granite hearth with mantel over. Sash window to the front aspect with great uninterrupted views over the park.

Bedroom: Currently arranged as a large double bedroom, sash window with lovely views over the garden and beyond.

Bathroom: Panelled bath with shower attachment, pedestal wash hand basin, low level WC, illuminated mirror and shaver socket, obscure window to rear aspect.

LOWER GROUND FLOOR:

Hallway: Understairs cupboard which can accommodate a washing machine and tumble dryer.

Kitchen: A range of wall and base units, stand alone oven with extractor over. Stainless steel sink with mixer tap, views over the garden, under counter fridge.

Dining Area: A good entertainment space, window to front aspect. Gas fire. Perfect for family living and entertaining.

Shower Room: Shower cubicle with glass door, pedestal wash hand basin and low level WC, extractor fan.

Door giving direct access to the rear garden.

FIRST FLOOR:

Bedroom: A large double, sash window with views over the garden to the rear, basin in vanity unit with drawers, built in wardrobes.

Bedroom: Coved ceiling with picture rail, sash window with views over the park.

Though this bedroom there is a reception room which is currently being used as a sitting room,

Living Room: Coved ceiling, picture rail, gas fire with marble surround and hearth, sash windows with views over the park.

SECOND FLOOR:

Landing with original built in storage cupboard.

Reception Room: A large room, perfect for an office/studio, gas fire with granite surround and hearth, two sash windows with views over the park.

Bedroom: Another large double, sash windows with views over the rear aspect.

Outside

Directly to the rear of the property is a fully enclosed garden mostly laid to lawn, with flower beds. Pathway giving direct pedestrian access to Albert Street.

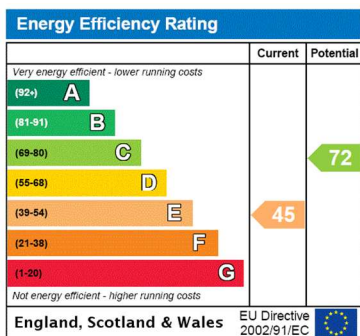


At a glance....

- Large Mid Terrace Family Home
- Versatile House
- Currently Four Bedrooms
- Three Reception Rooms
- Kitchen
- Modern Shower Room
- Family Bathroom
- Character Features
- Enclosed Rear Garden
- Attractive Views over Belmont Park
- City Centre Location
- Permit Parking is Available

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: E
- Mains Electric, Gas Fires, Water and Drainage
- Mobile signal: Several mobile networks currently showing as available at the property.
- Broadband Ultrafast Broadband , download speed 1800Mbps, Upload 220Mbps.



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