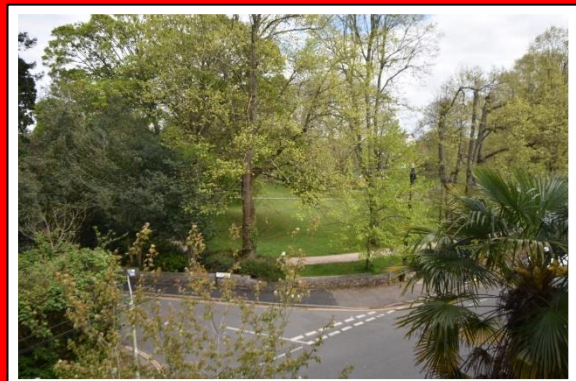
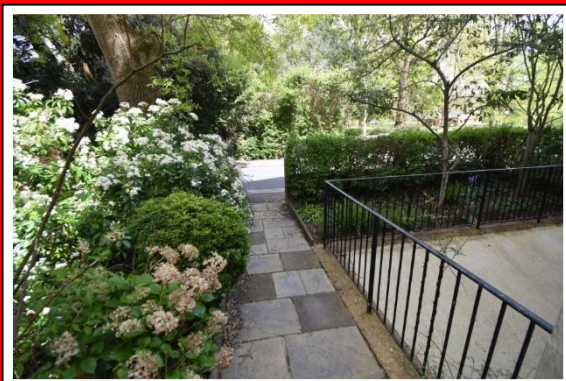




**FLAT 2, 34 BELMONT ROAD
EXETER
DEVON
EX1 2HG**



£260,000 LEASEHOLD (SHARE OF FREEHOLD)



A fabulous and well proportioned three bedroom maisonette occupying a highly convenient position overlooking Belmont park and within walking distance to Exeter city centre. Three bedrooms. Reception hall. Light and spacious lounge/dining room with feature high ceiling. Modern kitchen/breakfast room. Modern shower room. Gas central heating. Many character features. Enclosed front garden. Fine outlook and views over neighbouring Belmont park and beyond. Ideal first time buy/investment purchase. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Attractive communal front door (shared with one other) to:

COMMUNAL RECEPTION HALL

Private staircase leads to:

FIRST FLOOR LANDING

Attractive coloured glass panelled sash window to rear aspect. Smoke alarm. Private door leads to:

RECEPTION HALL

Radiator. Cloak hanging space. Feature high ceiling. Stairs rising to second floor. Panelled door leads to:

LOUNGE/DINING ROOM

16'6" (5.03m) x 12'10" (3.91m). An impressive light and spacious room with feature high ceiling. Radiator. Feature fireplace with inset grate, attractive fire surround and mantel over. Two wall light points. Picture rail. Coved ceiling. Telephone point. Television aerial point. Sash window to front aspect with fine outlook over neighbouring Belmont park. Sash window to side aspect.

From reception hall, panelled door leads to:

KITCHEN/BREAKFAST ROOM

13'4" (4.06m) x 11'2" (3.40m). Fitted with a range of matching base, drawer and eye level cupboards. Marble effect roll edge work surfaces with matching splashback. Single drainer sink unit with modern style mixer tap. Fitted oven. Four ring gas hob with stainless steel splashback and filter/extractor hood over. Plumbing and space for dishwasher. Plumbing and space for washing machine. Further appliance space. Space for fridge and separate freezer. Radiator. Space for table and chairs. Upright storage cupboard. Inset LED spotlights to feature high ceiling. Sash window to rear aspect with outlook over neighbouring area, parts of Exeter and beyond.

SECOND FLOOR LANDING

Smoke alarm. Attractive restored original coloured glass panelled sash window to rear aspect. Thermostat control panel. Two storage cupboards with fitted shelving one of which housing boiler serving central heating and hot water supply. Access, via folding wooden ladder, to insulated and part boarded roof space with Velux style window. Door to:

BEDROOM 1

13'10" (4.22m) x 9'6" (2.90m) into recess. Radiator. Wardrobe recess with fitted shelving. Sash window to front aspect with outlook over neighbouring Belmont park.

From second floor landing, panelled door to:

BEDROOM 2

13'8" (4.17m) x 7'6" (2.29m). Radiator. Sash window to side aspect.

From second floor landing, door to:

BEDROOM 3

11'4" (3.45m) x 8'8" (2.64m) maximum. Radiator. Sash window to rear aspect offering fine outlook over neighbouring area, parts of Exeter and beyond.

From second floor landing, door to:

SHOWER ROOM

A refitted matching white suite comprising double length shower tray with toughened glass shower screen and fitted mains shower unit including separate shower attachment and tiled splashback. Low level WC with concealed cistern. Rectangular shape wash hand basin with mixer tap. Inset LED spotlights to ceiling. Extractor fan. Heated ladder towel rail.

OUTSIDE

Directly to the front of the property is a private area of garden well stocked with a variety of maturing shrubs, plants and trees. Dividing pathway leads to the front door.

TENURE

Leasehold. A lease term of 999 years was granted on 16th December 1983

CHARGES

There is no ground rent or maintenance charge as Freehold shared with Flat 1.

COUNCIL TAX

Band B

DIRECTIONS

From Sidwell Street roundabout take the turning into Western Way then first left into Belmont Road. Continue down and the property in question will be found on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

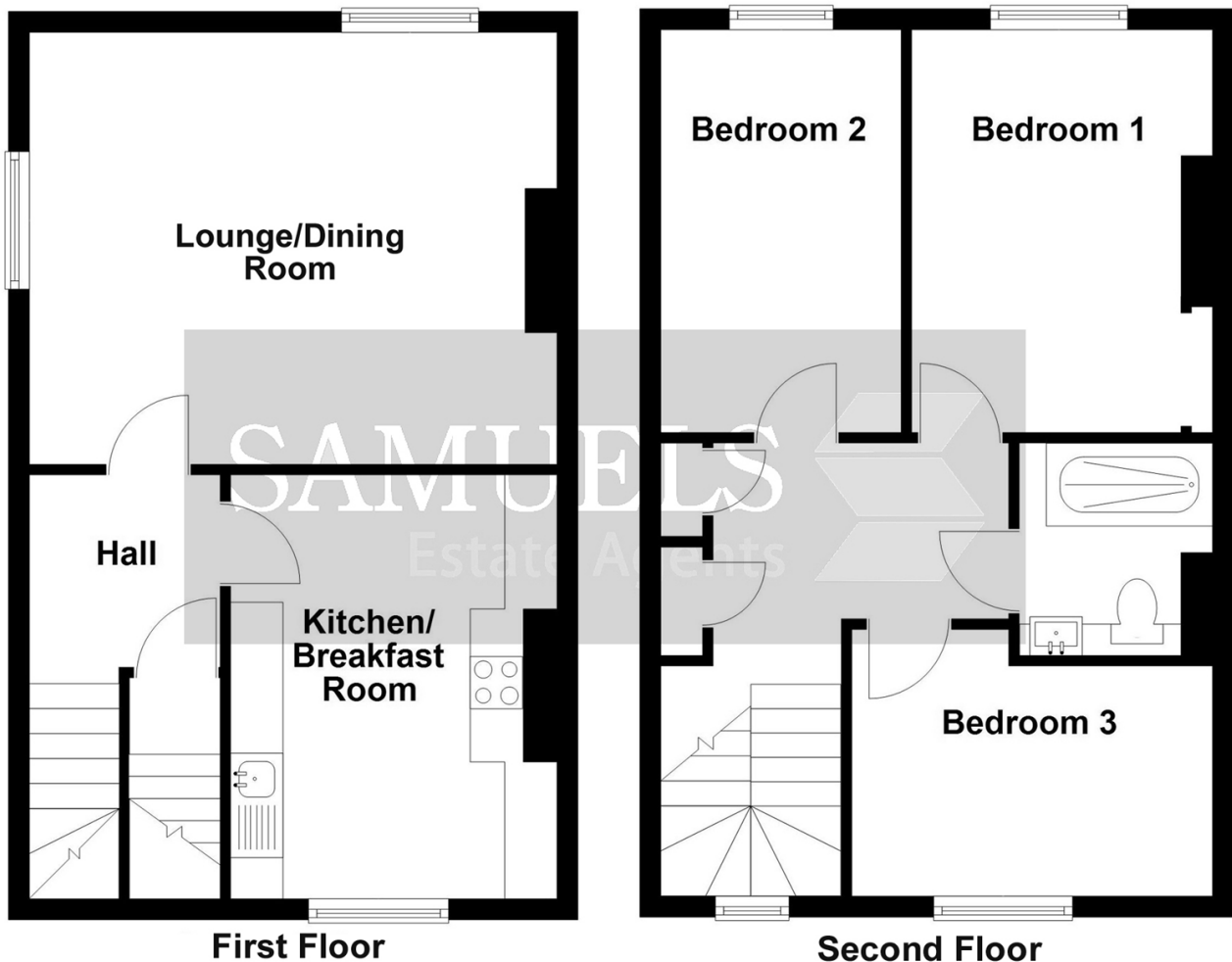
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0424/8627/AV



First Floor

Second Floor

Total area: approx. 85.6 sq. metres (921.1 sq. feet)

Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		