

Belle Vue, High Street, EX6 8NB



An excellent opportunity to purchase this extended 3 bedroom terraced cottage situated in a tucked away position just off the village centre. The property benefits from a modern kitchen, uPVC double glazing and wonderful areas of garden.

FREEHOLD, COUNCIL TAX BAND - C, EPC - F.

£279,950

01626 862379

www.fraserandwheeler.co.uk

FRASER & WHEELER

FRONT DOOR TO

SITTING ROOM

uPVC double glazed window to the front, 2 feature alcoves with fireplace, door with stairs leading to the first floor and door to:

DINING ROOM

uPVC double glazed window to the rear, night storage heater, cupboards and door to:

KITCHEN

Modern matching base and eye level units, work surfaces over, sink with drainer and mixer tap, electric hob with oven below and stainless steel extractor hood over, uPVC double glazed window and door leading to the rear.

FIRST FLOOR LANDING

Night storage heater, stairs leading to the second floor and doors to:

BEDROOM 2

uPVC double glazed window with southerly aspect. Storage cupboards.

BEDROOM 3

uPVC double glazed window to the rear.

SHOWER ROOM

Obscure uPVC double glazed window to the rear, pedestal wash hand basin, WC, shower enclosure and store cupboard.

SECOND FLOOR LANDING

Door to:

BEDROOM 1

2 uPVC double glazed windows to the rear, electric heater and storage cupboard.

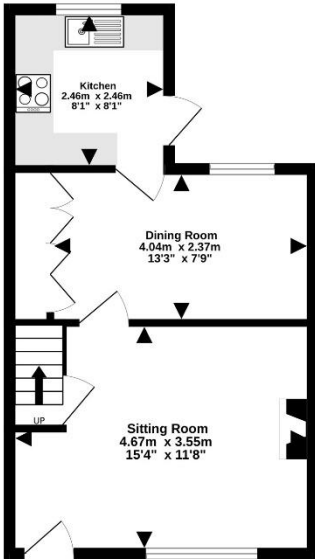
OUTSIDE

To the front of the property is a level garden, laid to lawn, with patio, feature pond and flower beds. The front garden has a southerly aspect. To the rear is an enclosed courtyard. The property also benefits from an area provided for storage which houses two good size sheds. A real feature of the property is the main garden which is a short walk from the property and is mainly laid to lawn with lovely views towards the church and open fields in the distance.

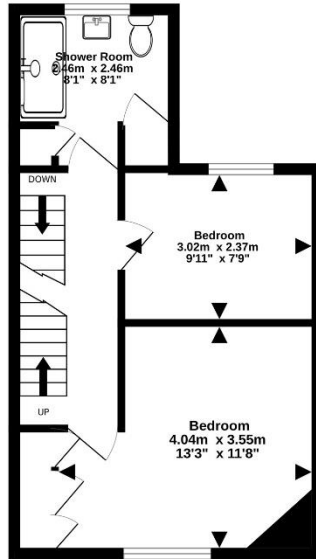




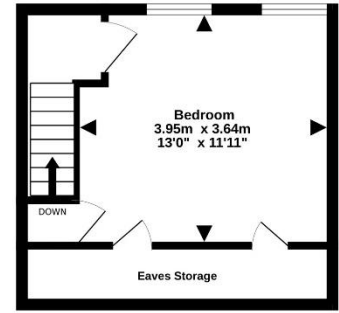
Ground Floor
33.3 sq.m. (359 sq.ft.) approx.



1st Floor
33.3 sq.m. (358 sq.ft.) approx.



2nd Floor
21.8 sq.m. (234 sq.ft.) approx.



TOTAL FLOOR AREA : 88.3 sq.m. (951 sq.ft.) approx.

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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