



  
WHITTON & LAING

2 Belle View Villas, Station Road  
Truro TR3 7LE







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**£750,000**

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Property description. Agnis sed quo quo que porati nesequias doluptat moluptur sim que de re verro quodit volendest omnis et odit liqui cus ipsundi odiam cus. Ihil magniet lab illa voluptatem voluptas alis nimus.

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## In brief...

**Type:** Detached, Victorian house

**Bedrooms:** 4 double

**Livingrooms:** 1

**Dining rooms:** 1

**Bathrooms:** 2

**Parking:** 2 cars plus double garage

**Energy rating:** D





## In more detail...

This is a fine Victorian-style family home in an elevated position giving rural views across Exeter. A true family home, Belle View Villas has great period features with stripped timber floors and a pretty fireplace. The attractive kitchen is a good size and has space for a dining table and leads through to the useful utility room.

Upstairs, the large master bedroom has a delightful bay window with lovely views and built in cupboards. Two further bedrooms and a bathroom complete the first floor space.

Outside, there are large gardens, a parking area and workshop. Omnis et eicto molla sime raerepro quia in porporr oreium adignimolo volute quia nullandiat min eium ad magnam, utem. Nam voloreic temporem amus et quame volum, consectetur ad quaspiet eatur aces neceptur?

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## Bear in mind...

This property is not as far back from the road as some would like, but the family spend most of their time in the lovely warm kitchen and the garden, both of which are at the rear of the house.

## What the owner likes...

*"I really like waking up on a spring morning and listening to the birds singing in the garden. Magical!"*





## The location...

This property is near the centre of Exeter, and close to the station. There are great views of the city, and access to the city centre is easy, thanks to its proximity to the station. The area is leafy and green, with a park nearby, and a pleasant airy feeling. Nearby is a great pub, a primary school, a village shop and a park.

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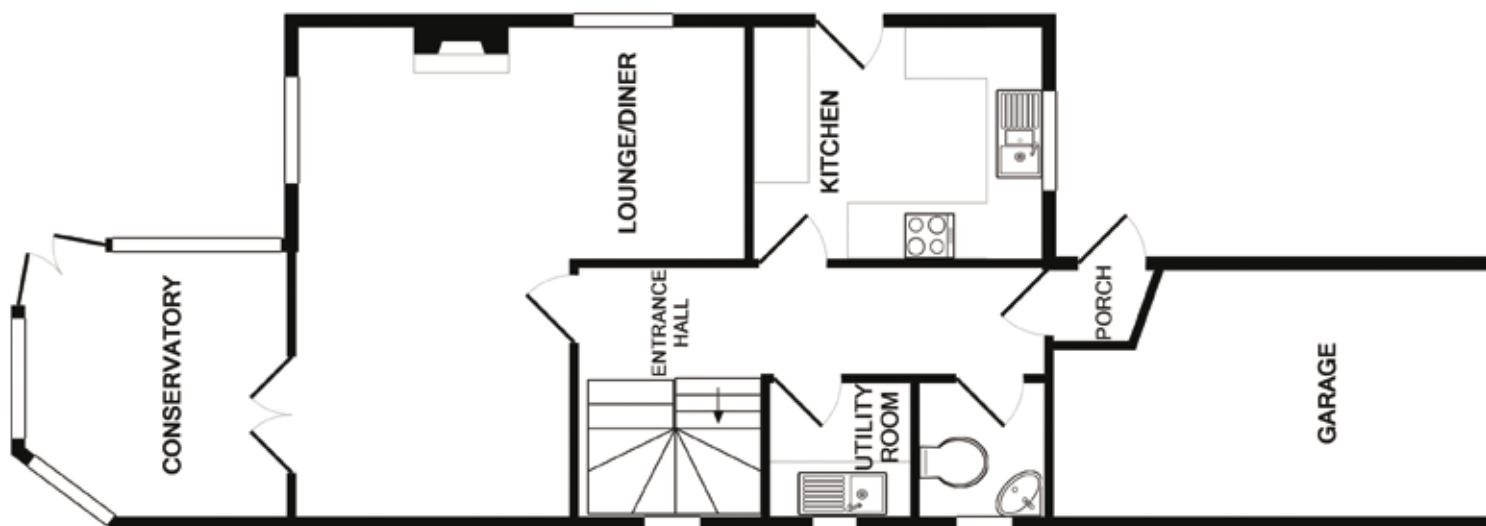
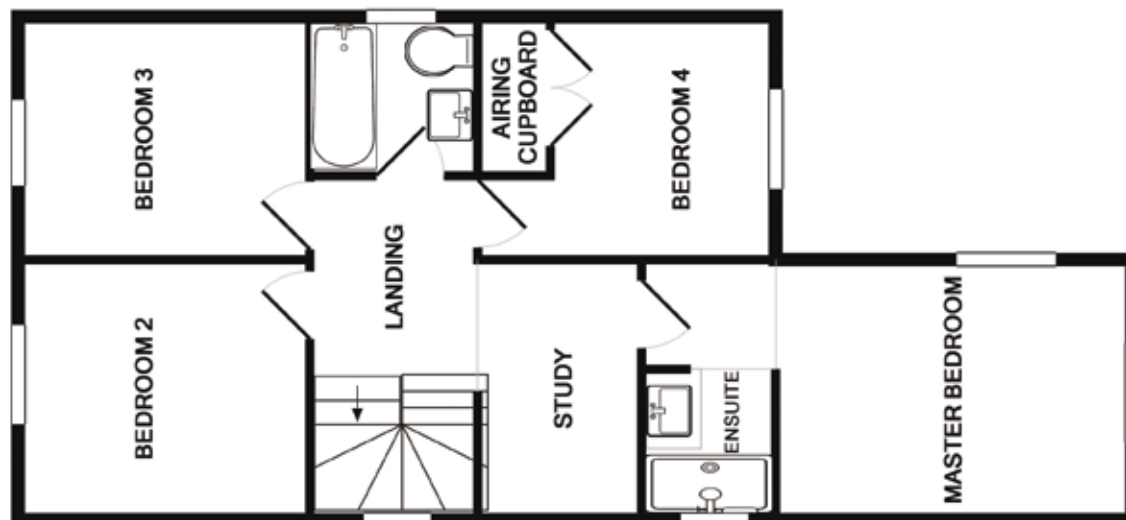
## Not far from...

St Jude's Primary	0.5 miles
Penryn Academy	3 miles
Village shop	0.5 miles
Sainsbury's	3miles,
Aldi	3.5miles
Royal Oak pub	0.25 miles
Exeter St David's station	0.5miles
Sunny Park	1.3 miles
Estuary	1.5 miles



## Room sizes

- Conservatory:**  
16'3" x 14'3" (4.3m x 2.5m)
- Lounge / diner:**  
16'3" x 14'3" (4.3m x 2.5m)
- Entrance hall:**  
16'3" x 14'3" (4.3m x 2.5m)
- Kitchen:**  
16'3" x 14'3" (4.3m x 2.5m)
- Utility:**  
16'3" x 14'3" (4.3m x 2.5m)
- Toilet:**  
16'3" x 14'3" (4.3m x 2.5m)
- Garage:**  
16'3" x 14'3" (4.3m x 2.5m)
- Bedroom 1:**  
16'3" x 14'3" (4.3m x 2.5m)
- Bedroom 2:**  
16'3" x 14'3" (4.3m x 2.5m)
- Landing:**  
16'3" x 14'3" (4.3m x 2.5m)
- Bathroom:**  
16'3" x 14'3" (4.3m x 2.5m)
- Study:**  
16'3" x 14'3" (4.3m x 2.5m)
- Bedroom 4:**  
16'3" x 14'3" (4.3m x 2.5m)
- Master bedroom:**  
16'3" x 14'3" (4.3m x 2.5m)



More details from...

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**WHITTON & LAING**

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