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48 Bicton Street, Exmouth, Devon, EX8 2RU

GUIDE PRICE

£325,000

TENURE Freehold



A Three Storey Period House Situated In A Favoured Location Close To Exmouth Town Centre And Sea Front With Rear Garden

Entrance Vestibule And Reception Hall • Lobby Area And Ground Floor Cloakroom/WC • Lounge • Open Plan Kitchen/Breakfast/Sitting/Dining Room • Three Bedrooms Arranged Over The First And Second Floors • Spacious Shower Room/WC • Gas Central Heating • Enclosed Rear Garden • NO ONWARD CHAIN •



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THE ACCOMMODATION COMPRISES: Solid wood front door with arched window over giving access to:

ENTRANCE VESTIBULE: With stripped wood flooring; inner solid wood door leading to:

RECEPTION HALL: With turning staircase rising to the first floor; stripped wood flooring; radiator.

LOUNGE: 12' 0" x 11' 2" (3.66m x 3.4m) Glazed panelled sash window to front aspect; feature stone fireplace with open grate and tiled hearth; radiator; television point.

OPEN PLAN KITCHEN/BREAKFAST/SITTING/DINING ROOM: 33' 0" x 15' 10" (10.06m x 4.83m) maximum narrowing to 10' 4" (3.15m) in sitting room area. **KITCHEN:** fitted with a range of solid wood work top surfaces incorporating a breakfast bar area; base cupboards, drawer units, wine rack, space an plumbing for washing machine and further appliance space beneath work tops; inset one and a half bowl single drainer sink unit with chrome mixer tap; inset four ring gas hob with stainless steel splashback; built-in oven and grill with display surface over and deep drawer unit beneath; space for American style fridge/freezer; feature wood flooring; recess ceiling spotlighting; uPVC double glazed window to rear aspect; sliding double glazed patio doors opening onto the rear garden. **SITTING ROOM AREA:** lantern style window; radiator; ceiling spotlighting; wood flooring. **DINING ROOM AREA:** with access to understairs storage cupboard; staircase rising to the first floor.

From the sitting room area door gives access to:

LOBBY AREA: With feature wood flooring; door to:

GROUND FLOOR CLOAKROOM/WC: Fitted with a wash hand basin; WC with push button flush; electric wall heater.

FIRST FLOOR SPLIT LEVEL LANDING: With staircase rising to the **SECOND FLOOR;** radiator.

BEDROOM ONE: 15' 8" x 10' 11" (4.78m x 3.33m) Sash window to front aspect; radiator.

BEDROOM TWO: 11' 4" x 10' 11" (3.45m x 3.33m) into wall recess. Window to rear aspect.

SHOWER ROOM/WC: Comprising of an over-sized shower cubicle with shower unit with both fixed and detachable rainfall shower heads; pedestal wash hand basin; WC with push button flush; attractive tiling to splash prone areas; tiled flooring; recess ceiling spotlighting; wall mounted gas boiler serving domestic hot water and central heating; access to roof space; two uPVC double glazed windows with patterned glass.

SECOND FLOOR LANDING AREA: With feature ceiling beam; door to:

BEDROOM THREE: 19' 0" x 15' 7" (5.79m x 4.75m) maximum overall measurement. A bright room with window to front aspect; skylight window to rear aspect; feature part sloping ceiling with ceiling beams; radiator.

OUTSIDE: To the front of the property there is a small decorative stone garden enclosure. To the rear of the property there is an enclosed garden comprising of patio sun terrace areas ideal

for al-fresco dining/entertaining; pedestrian gate giving access to rear service lane.

FLOOR PLAN:



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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