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**LINKS**  
ESTATE AGENTS

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**Guide Price £430,000**

**25 Bicton Street, Exmouth, EX8 2RU**



- 4 Double Bedroom Mid Terrace House
- Walking Distance Of Exmouth Town Centre, Train Station & Seafront
- Gas Centrally Heated & uPVC Double Glazed (Unless Stated)
- Bay Fronted Living Room & Separate Dining Room
- Kitchen & Useful Rear Porch
- First Floor Bathroom & En-Suite Shower Room
- Enclosed Rear Garden & Larger Than Average Garage
- NO ONWARD CHAIN



Front entrance door with an inset obscure glazed window leading to:

### Ground Floor

#### Entrance Vestibule

Mosaic tiled floor with an inset coconut mat. Dado rail. Multi pane glazed door leading to:

#### Entrance Hall

Staircase rising to the first floor. Radiator. Smoke alarm. Tiled flooring. Useful under stairs storage recess. Concealed electric meter and trip switch fuse box. Doors leading to the kitchen, dining room and:

#### Living Room 14'0" (4.27m) Into Bay x 11'2" (3.4m)

Walk in square bay window to front. Radiator. Focal point of a fireplace feature that has a tiled back and attractive wooden surround with mantle and integrated mirror above.

#### Dining Room 11'10" (3.61m) x 9'8" (2.95m)

Single glazed internal window to rear porch. Radiator. Picture rail. Laminate flooring.

#### Kitchen 13'8" (4.17m) x 7'9" (2.36m)

uPVC double glazed window to rear and a single glazed internal window to the side. Range of Solid Oak fronted, floor standing and wall mounted cupboard and drawer storage units with roll edged works surfaces and tiled splash backs above. Gas and electric cooker points. Space for for a free standing fridge/freezer. Built in storage shelving. Inset stainless steel one and a half bowl sink and single draining unit with a mixer tap above. Tiled flooring. Radiator. Wall mounted gas fired boiler. Good size walk in pantry/store with an obscure glaze window to side. Multi pane glazed door leading to:

#### Rear Porch

Single glazed window to rear. Tiled flooring. Plumbing for a washing machine. Single glazed door leading out to the rear garden. Power connected.

### First Floor

#### Half Landing

Steps leading up to the main landing and steps leading to:

#### Bathroom

Obscure glazed window to rear. Fitted white suite comprising of a bath that has tiled splash backs above to ceiling height and a shower attachment above the bath. Low level WC. Pedestal wash hand basin. Radiator. Wall mounted medicine cabinet with mirror doors. Vinyl flooring.

#### Main Landing

Staircase rising to the second floor. Useful storage cupboard with slatted shelving. Doors leading to:

#### Bedroom 1 14'4" (4.37m) x 13'0" (3.96m)

Lovely size room with a walk in square bay window to front. Built in storage cupboards to both sides of the chimney recess alcoves that have hanging rails and storage cupboards above. Focal point on ornate fireplace feature with wooden surround. Radiator. Picture rail.

#### Bedroom 2 11'11" (3.63m) x 9'10" (3m)

Window to rear. Radiator. Useful built in storage cupboards with hanging rail and storage cupboard above. Laminate flooring. Picture rail. Door leading to:





### En-Suite Shower Room

Glazed window to side. Fitted white suite comprising of a walk in single shower cubicle that has sliding splash screen doors, tiled splash backs and a thermostatically controlled shower. Low level WC. Vanity wash hand basin with displays to both sides and storage cupboards beneath. Radiator. Laminate Flooring.

### Second Floor

#### Half Landing

Window to rear. Steps Leading to main landing.

#### Landing

Access to an insulated loft space. Airing cupboard that has slatted shelving and houses the hot water tank. Smoke alarm. Doors leading to:

#### Bedroom 3 14'10" (4.52m) x 9'6" (2.9m)

Window to front. Radiator. Access to eaves storage cupboard.

#### Bedroom 4 10'0" (3.05m) x 8'8" (2.64m)

Window to rear. Radiator.

### Front Of Property

To the front of the property is a small area of garden that has a wrought iron fenced boundary and gate that leads on to Bicton Street. Gas meter box. Bicton Street is a road that benefits from a residents parking scheme via East Devon District Council.

### Rear Garden

To the rear of the property is a fully enclosed garden that is easy to maintain. The garden is predominantly laid to hard standing and paving that provides the ideal area for outdoor dining and sitting during finer weather. Useful brick built store. Outside water tap. Rear pedestrian access via a timber garden gate leading out to Pound Street. Shrub bed border to one side. Small raised shrub bed. Door leading to:

### Garage 15'10" (4.83m) Max x 10'7" (3.23m) Max

Sliding timber doors to front. Window to rear. Power connected.

### Tenure

The property is FREEHOLD

### Services

All mains services are connected. Council Tax Band D

### Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

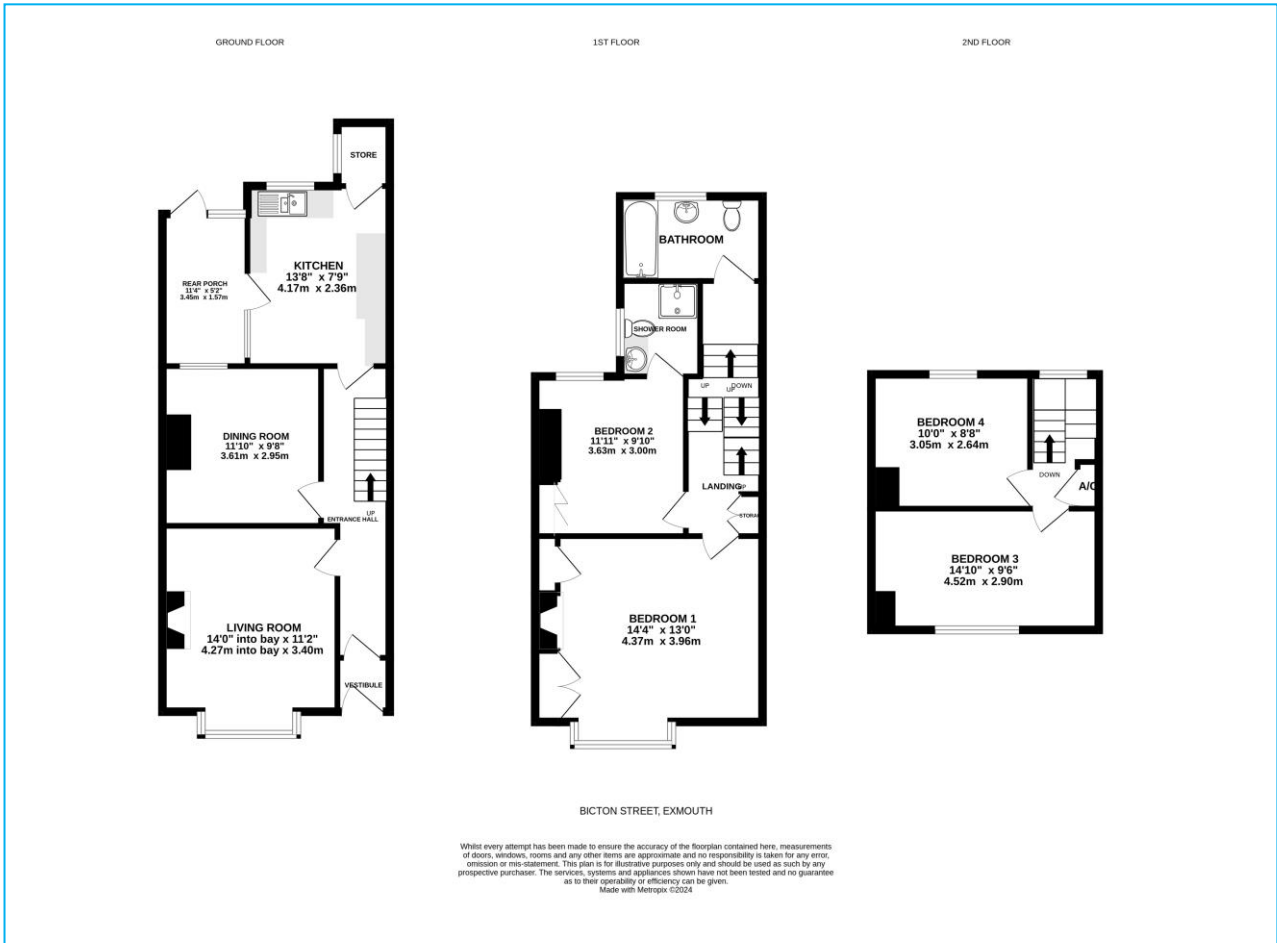
Your home may be repossessed if you do not keep up repayments on your mortgage

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### Agents Notes

Please note, these are draft particulars and they are awaiting vendors verification. The current vendors had a new Slate and insulated roof fitted in 2020

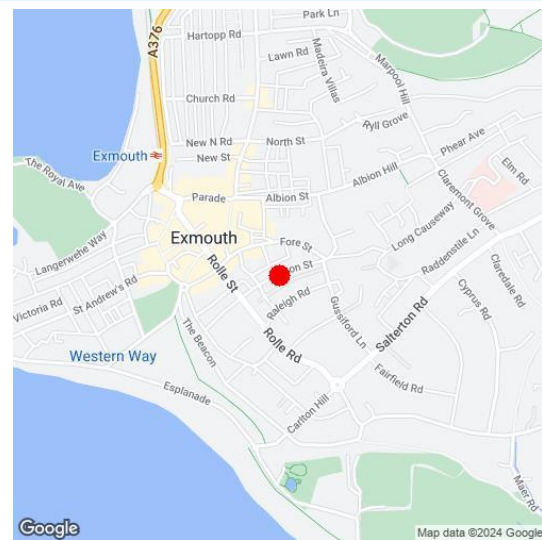




**Directions**

On foot, from our prominent Town Centre office, continue along Church Street turning right into South Street. Take the second left into Bicton Street where the property will be found on the left hand side, clearly identified by our For Sale sign

Energy Efficiency Rating	
Current	Potential
More energy efficient - lower running costs	
A (87-91)	84
B (81-85)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	61
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.