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LINKS
ESTATE AGENTS

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Guide Price £269,950
40 Bicton Street, Exmouth, EX8 2RU



- Mid Terraced House In Popular Location • Walk To Exmouth Town Centre & Train Station
- Gas Central Heating & Double Glazing (To Rear) • Sitting Room, Kitchen / Breakfast Room
- Ground Floor bathroom • 2 First Floor Double Bedrooms • Courtyard Garden, Off Road Parking
- NO ONWARD CHAIN



Accommodation

Ground Floor

Step up to hardwood front entrance door leading to:

Sitting Room 12'1" (3.68m) x 10'4" (3.15m)

Sash window to front. Focal point of coal effect gas fire within a fireplace having a marble back and hearth with a wooden mantle and surround. Storage cupboard to chimney recess. Radiator. Wood panelling to dado height. Tiled flooring. Inset ceiling lights. Door leading to:

Kitchen / Breakfast Room 12'1" (3.68m) x 10'4" (3.15m)

Sealed unit double glazed window to rear. Range of cupboard storage units with roll edged worksurface and ceramic tiled splashback's. Composite single bowl sink with drainer unit and mixer tap. Built - in 4 ring electric hob with electric oven below and filter hood above. Space for freestanding fridge/freezer etc. Useful under stairs storage cupboards. Radiator. Tiled flooring. Inset ceiling lights. Door leading to:

Rear Hall / Utility

External wooden door to side leading to rear garden. Space and plumbing for washing machine. Radiator. Staircase rising to first floor. Tiled flooring. Wall mounted gas fired Combi boiler supplying central heating and domestic hot water. Inset ceiling lights. Smoke alarm. Door leading to:

Bathroom 8'11" (2.72m) x 5'5" (1.65m)

2 sealed unit double glazed windows to side. White suite of panelled bath with mixer tap shower attachment and tiling to ceiling height, low level WC and pedestal wash hand basin. Tiled flooring. Radiator. Extractor fan. Inset ceiling lights.

First Floor

Landing

Smoke alarm. Doors leading to:





Bedroom 1 12'1" (3.68m) x 10'3" (3.12m)

Sash window to front. Ornate fireplace feature. Useful shelved storage cupboard. Fitted double wardrobe. Radiator.

Bedroom 2 12'1" (3.68m) x 10'3" (3.12m) Max

Sealed unit double glazed window to rear. Radiator.

Externally

There is a small enclosed Front Garden area, laid to shingle with low brick wall boundary.

Rear Garden

There is an enclosed Courtyard garden to the rear, which is laid mainly to patio and Stone chippings. Stone and brick wall boundaries. Timber garden shed. Outside water tap. To the rear a timber garden gate gives access to:

Parking

There is a brick paved parking area, accessed via the rear service lane, providing off - road parking for 1 motor vehicle.

Tenure

The property is FREEHOLD

Services

All mains services are connected. The property is on a water meter. Council Tax Band B

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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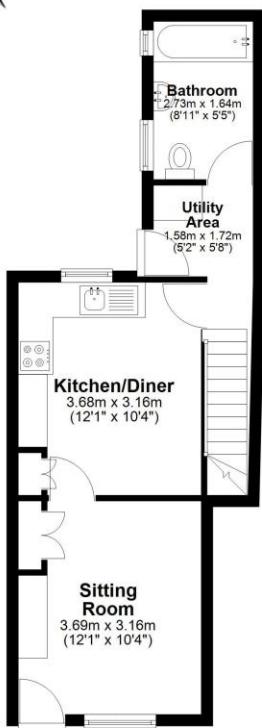
Agents Note

These are draft particulars and are awaiting vendors verification. Please note there is a flying Freehold above this property and Bicton Street is in a Conservation area.

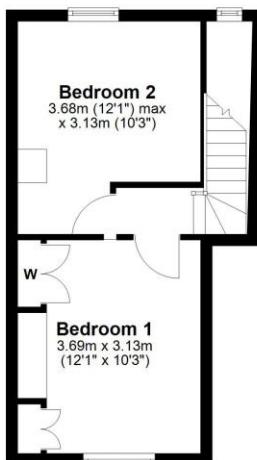


**Ground Floor**

Approx. 34.2 sq. metres (368.5 sq. feet)

**First Floor**

Approx. 26.7 sq. metres (287.5 sq. feet)

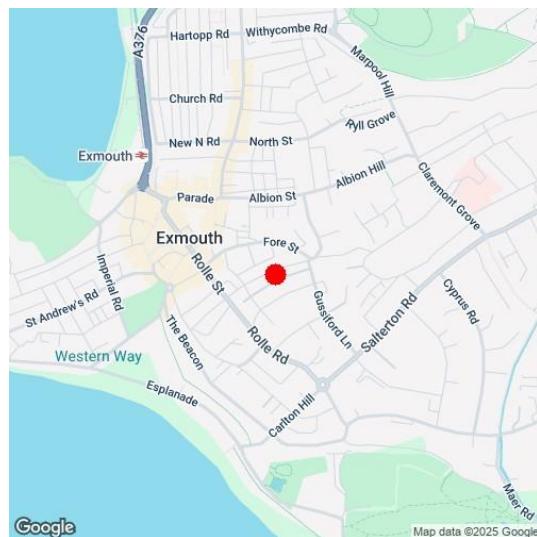
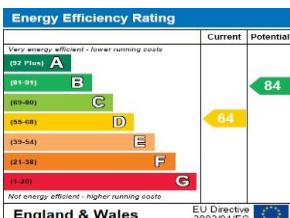


Total area: approx. 60.9 sq. metres (655.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.

40 Bicton Street, EXMOUTH**Directions**

From our prominent Town Centre office, on foot, turn right into South Street. At the end of the road, turn left into Bicton Street where the property will be found on the right hand side, clearly identified by our For Sale sign.



Viewing Strictly By Appointment Only - Contact The Links Team Via:

TEL: 01395 222350 Email:exmouth@linksestateagents.co.uk WEB: 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.