



£350,000

1 Bicton Place, Exmouth, Devon, EX8 2SU





Well-presented three-bedroom end of terrace home with private courtyard garden and gated rear access, in a prime position just minutes from Exmouth town centre and a short stroll to the beach.

- **Sitting room with woodburner**
- **Open plan kitchen / dining room**
- **Downstairs cloakroom**
- **3 Bedrooms - two with views over Church grounds**
- **Family bathroom plus separate WC**
- **Gas central heating & Double glazing**
- **Lovely outlook over Holy Trinity Church**
- **Enclosed courtyard with double gate rear access**
- **No onward chain**

DESCRIPTION: A well-presented three-bedroom end of terrace house, perfectly positioned just minutes from Exmouth town centre and a 10-minute walk from the beach. The property offers bright accommodation with a welcoming sitting room featuring a wood burner, and a kitchen/dining room with useful storage and access to the garden. There is also a handy downstairs WC and rear lobby. Upstairs are three bedrooms, two of which enjoy views towards Holy Trinity Church, along with a bathroom and separate WC. Outside, the enclosed courtyard garden has double gates leading onto Little Bickton Place, with a further garden area to the front and side featuring a mature palm tree.

SITUATION: The property is situated within minutes of the town centre and is a 10 minute walk to the beach. Exmouth Beach itself has over three miles of glorious golden sands. Exmouth is renowned nationally as a regional centre for water sports activities - especially kitesurfing, sailing & windsurfing. Exmouth is a bustling town with a vibrant shopping centre that also hosts a wide range of leisure and entertainment facilities, including a cinema, sports amenities, M&S food hall, and a range of excellent restaurants. It is only 12 miles by road or rail from the Cathedral City of Exeter, with its Intercity railway station, international airport, connection to the M5 motorway and all major shops and facilities.

The accommodation comprises (all measurements are approximate):-

ENTRANCE Opaque double glazed entrance door with a double glazed fan light above leading to...

HALLWAY Stairs to the first floor. Parquet flooring. Under stairs cupboard. Meter cupboard. Radiator. Bevelled glass doors leading through to...

SITTING ROOM 15' (4.57m) x 11' (3.35m): A bright room with three double glazed windows to the front and side. Two radiators. Feature tiled fireplace with cast iron wood burner and tiled hearth. Serving hatch from kitchen. Coved ceiling.

KITCHEN / DINING ROOM

KITCHEN AREA 11' 2" (3.40m) x 10' (3.05m): The kitchen area has a double glazed window to the rear. Built-in understairs cupboard. Built-in larder cupboard with shelving, plumbing for washing machine and opaque window. The kitchen has granite effect roll edge worktop surfaces in tiled splashback with inset stainless steel sink and drainer. Stainless steel four ring gas hob. Cupboards and drawers under with integrated oven. Matching wall mounted cupboards. Radiator. Space for appliances. Archway through to...

DINING AREA 10' (3.05m) x 7' (2.13m): Double glazed window to side. Radiator. Fitted storage with shelving. Serving hatch back to sitting room. Radiator.

From the kitchen there is an opaque glazed door leading through to the...

REAR LOBBY. Double glazed windows and double glazed doors leading out onto the rear garden. Door to..

CLOAKROOM 4' 3" (1.30m) x 2' 9" (0.84m): Low level WC. Wash hand basin. Opaque double glazed window.

FIRST FLOOR

LANDING. Hatch to roof. Built-in airing cupboard housing the gas fired combi boiler, radiator and shelving. Doors lead off to...

BEDROOM 1 13' 2" (4.01m) x 11' (3.35m): Three double glazed windows to the front and to the side with views towards Holy Trinity Church. Radiator. Built-in double wardrobe with storage above.

BEDROOM 2 10' 3" (3.12m) x 10' (3.05m): Double glazed window to the side. Picture rail. Radiator. Fitted storage units.

BEDROOM 3 11' (3.35m) x 7' 9" (2.36m): Double glazed window to the front overlooking Holy Trinity Church. Recessed shelving. Large fitted double wardrobe.



BATHROOM 7' (2.13m) x 6' (1.83m): White suite comprising panelled bath with mixer shower tap and glass screen in tiled surround. Pedestal wash hand basin with mixer tap in tiled splashback. Opaque double glazed window to the rear. Radiator. Downlighters. Shaver point.

WC 4' 9" (1.45m) x 4' (1.22m): White suite with low level WC and corner wash hand basin with mixer tap in tiled splashback. Opaque double glazed window to the rear. Fitted storage. Radiator.

OUTSIDE

To the front and side of the property there is a wall enclosed garden with a large Palm tree, this also gives access to the rear where there is an enclosed courtyard garden with double gates leading out onto Little Bickton Place.

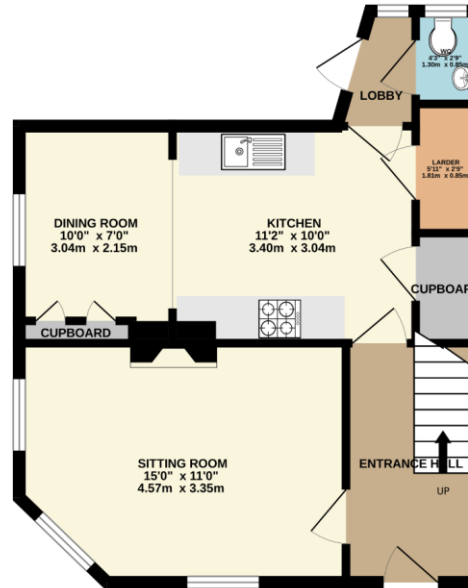
DIRECTIONS: Proceed out of the town centre along Rolle Street turning right onto Bickton Place just before Holy Trinity Church, and this property will then be found at the top of the road on the right hand side.

WHAT3WORDS: ///magnitude.adopters.haircuts

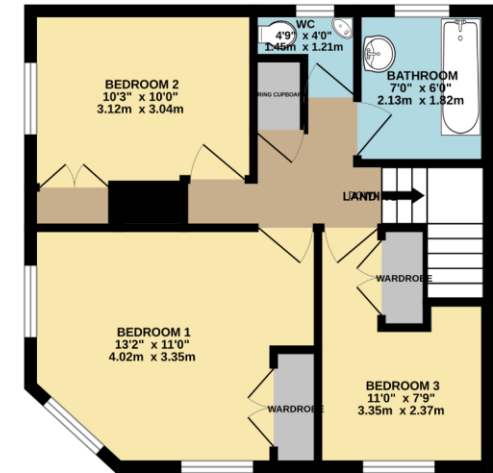
TENURE: Freehold

COUNCIL TAX BAND: D - £2433.97

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) 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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Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			