



£395,000
8 Bicton Street, Exmouth, Devon, EX8 2RT



Three-bedroom corner plot 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 /dining room with feature fireplace**
- **Kitchen/breakfast room leading onto the rear garden**
- **Two first floor bedrooms one with en-suite**
- **Bathroom**
- **Second floor bedroom with built-in eaves storage**
- **Gas central heating and double glazing**
- **Rear courtyard garden**
- **Garage**

LOCATION: 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 and leaded double glazed entrance door to..

ENTRANCE HALLWAY: Patterned quarry tiled floor. Radiator. Stairs leading to first floor. Coved ceiling. Door leading to..

SITTING /DINING ROOM:

16' (4.88m) x 10' 7" (3.23m):

Double glazed window to the front. Coved ceiling. Feature fireplace. Radiator. Built -in under stairs cupboard. Archways leading off to ..

DINING ROOM: Double glazed window to the front. Coved ceiling. Radiator. Second archway leading to..

KITCHEN/BREAKFAST ROOM: 11' 3" (3.43m) x 11' 2" (3.40m):

Roll edge worktop surfaces in tiled splash back. Inset stainless steel sink with drainer and mixer tap. 4 ring gas hob. Wood fronted cupboards and drawers under with space for fridge, washing machine and integrated oven. Matching wall mounted cupboards with two glass-fronted display cabinets. Laminate wood flooring. Radiator. Wall-mounted gas fired boiler. Coved ceiling. Extractor fan. Double glazed rear doors leading out onto the rear garden.

FIRST FLOOR:

LANDING: Double glazed window to the front. Stairs leading up to the second floor. Coved ceiling. Radiator. Doors leading off to ..

BEDROOM 1: 19' 10" (6.05m) x 6' 3" (1.91m):

Two double glazed windows to the front. Coved ceiling. Two radiators. Door to..

EN-SUITE: 7' 3" (2.21m) x 3' (0.91m):

Walk-in shower cubicle in full tiled surround with electric shower. Wash hand basin. Low level WC. Radiator. Coved ceiling. Extractor fan.

BEDROOM 2: 11' 2" (3.40m) x 7' 7" (2.31m):

Double glazed window to the rear. Coved ceiling. Radiator.

BATHROOM: 7' 7" (2.31m) x 6' 5" (1.96m):

White suite comprising panelled bath in full tiled surround with built-in Mira shower and glass screen. Low level WC. Pedestal wash hand basin. Continuing walls in half-height surround. Coved ceiling. Extractor fan. Radiator.

SECOND FLOOR: LANDING: Door leading through to..**BEDROOM 3:** 15' 9" (4.80m) x 9' 4" (2.84m):

Double glazed window to the front. Built-in eves storage cupboards. Radiator. Built-in airing cupboard with radiator and shelving.

OUTSIDE:

To the rear a brick paved courtyard garden. The property also benefits from a single garage with roller door and power.

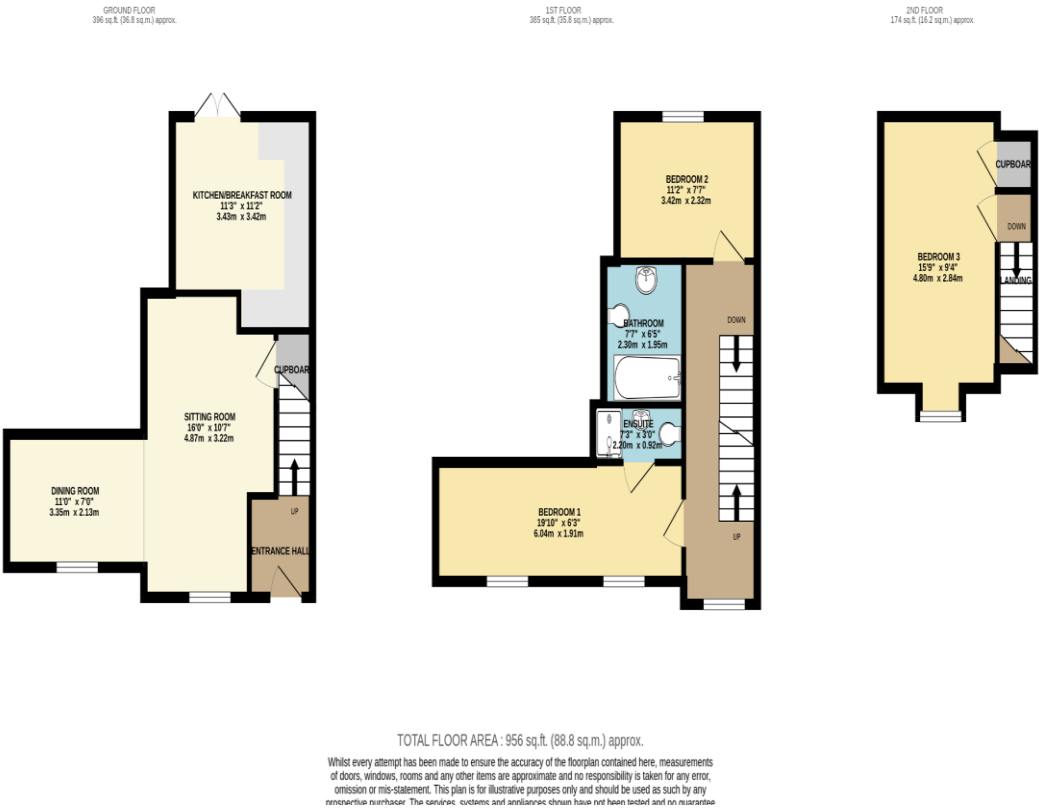
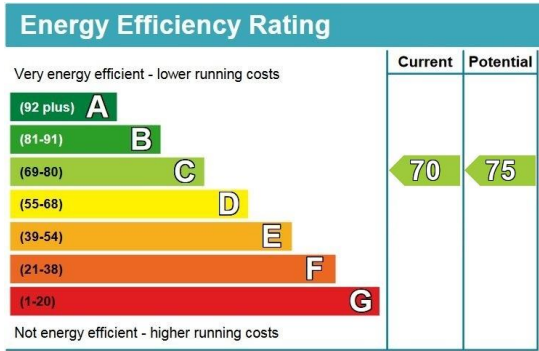
The garage is leasehold with 999 years lease from new.

TENURE: Freehold**COUNCIL TAX:** Band D -£2,433,97

WHAT3WORDS: ///punchy.cried.fairley

DIRECTIONS: Proceed out of the town centre along Rolle Street, turning left onto Bicton Street just before Holy Trinity Church.

NB. The floor plan may be showing square rooms, but they are of a regular shape.



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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.

