



Guide Price £415,000
12 Bicton Street, Exmouth, Devon, EX8 2RU





Substantial Grade II listed period townhouse over three levels, in need of renovation, with 6/7 bedrooms and a rare Grade II listed barn to the rear. Offered with garden, parking and no onward chain, close to town, beach and train station.

- **Spacious Sitting / Dining Room**
- **Kitchen/Breakfast Room overlooking rear garden**
- **Ground floor bedroom with en-suite wet room**
- **6 Further bedrooms across the first and second floors**
- **Large family bathroom plus a separate WC**
- **Gas central heating**
- **Good size rear garden & parking**
- **Grade II listed barn 18ft x 10ft**
- **No onward chain**

DESCRIPTION: A rare opportunity to purchase a substantial Grade II listed period townhouse with a Grade II listed barn to the rear, in one of Exmouth's most characterful streets. This impressive three-storey home offers six bedrooms, generous accommodation, and attractive period features, all offered with no onward chain. The ground floor includes a sitting/dining room with sash windows and fireplace, a front bedroom with en-suite wet room, and a spacious kitchen/breakfast room overlooking the rear garden.

Upstairs are five further bedrooms across the first, second, and third floors, plus a family bathroom, separate WC, and fitted storage.

Outside, there is a walled garden, off road parking, and the barn (18' x 10') providing excellent potential for a studio, workshop, or storage (subject to consents).

A wonderful period property in a sought-after location, offering a rare chance to create a superb family home.

SITUATION: Bicton Street is a charming residential location known for its period architecture and vibrant sense of community. Lined with attractive character properties within a Conservation Area. The area enjoys an excellent community spirit, with a genuine "neighbourhood" atmosphere. The popular Bicton Inn sits on the street itself and is well-loved for its real ales, live music and regular events, making it a social hub. Just along the road is the Blackmore Theatre, home to local productions throughout the year and contributing to the cultural heartbeat of the neighbourhood.

Bicton Street is incredibly convenient. The town centre is just a few minutes' walk away, offering a wide range of shops, cafés and amenities. The seafront and beach are also within easy walking distance, ideal for enjoying Exmouth's coastal lifestyle, while the railway station is close by, providing quick and easy access to Exeter and beyond.

Bicton Street perfectly combines character, convenience and community – making it a highly desirable place to live.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR:

ENTRANCE: Entrance door with two head-height glazed windows to the entrance lobby. Fully glazed door leads to...

HALLWAY: Radiator. Stairs lead to the first floor. Under stairs storage cupboard. Doors leading off to...

SITTING/DINING ROOM 14' 3" (4.34m) x 10' 8" (3.25m): Through room with secondary glazed sash window to the front and sash window to the rear. Feature Pine fireplace with electric fire. Coved ceiling. Radiator. **DINING AREA:** 15' (4.57m) x 10' 2" (3.10m): Coved ceiling. Radiator. Glazed door leading off to the kitchen.

BEDROOM 7 14' 3" (4.34m) x 10' 3" (3.12m): Bay window to the front. Radiator. Door off to...

EN-SUITE 8' (2.44m) x 5' 6" (1.68m): WC. Wash hand basin. Fully tiled floor with a wet room style shower with built-in shower unit and handrails. Extractor fan. Downlighters. Chromed rung radiator.

KITCHEN/BREAKFAST ROOM 15' 4" (4.67m) x 13' 10" (4.22m): Two double glazed sash windows to the rear and a double glazed door leading to the outside. Worktop surface with inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Four ring stainless steel gas hob. Cupboards and drawers under with space for appliances. Built-in cooker. Wall-mounted gas fired boiler. Space for fridge freezer. Further fitted storage. Downlighters. Radiator. Pine-panelled ceiling.

FIRST FLOOR:

Split landing one with a door to...

WC 5' 6" (1.68m) x 3' 2" (0.97m): Secondary glazed opaque window to the rear. WC. Wash hand basin.

MAIN LANDING: Stairs leading up to the second floor. Door leading off to...

SECOND FLOOR:

BEDROOM 1 14' 3" (4.34m) x 13' 4" (4.06m): Secondary glazed sash window to the front. Two feature alcoves with cupboards under. Fitted triple wardrobe. Radiator. Coved ceiling.

BEDROOM 2 14' 3" (4.34m) x 11' 5" (3.48m): Sash window to the front. Fireplace. Fitted wardrobe with storage under. Radiator.

BEDROOM 3 15' (4.57m) x 10' 2" (3.10m): Secondary glazed sash window to the rear. A stained glass window to the rear. Radiator.

BATHROOM 15' (4.57m) x 10' 3" (3.12m):

A large bathroom with double glazed window to the rear. Corner sunken bath in tiled surround. Low level WC. Pedestal wash hand basin in tiled splash back with shaver point. Coved ceiling. Downlighters. Fully tiled double shower cubicle with electric shower. Fitted storage, one housing the Worcester hot water cylinder. White rung radiator.



SECOND FLOOR:

LANDING: Doors off to...

BEDROOM 4 13' 4" (4.06m) x 10' 9" (3.28m): Secondary glazed window to the rear. Radiator.

BEDROOM 5 11' 5" (3.48m) x 10' 9" (3.28m): Double glazed window to the front. Fireplace. Radiator.

BEDROOM 6 15' (4.57m) x 10' 2" (3.10m): Double glazed window to the front. Fireplace. Radiator.

OUTSIDE:

To the rear of the property is a good size wall enclosed garden with crazy paved patio areas, mature planted beds and a paved pathway leading to a pedestrian door which in turn leads through to the rear **PARKING SPACE** and a **GRADE II LISTED BARN** 18' (5.49m) x 10' (3.05m): which is brick built with three windows, pedestrian door and tiled roof.

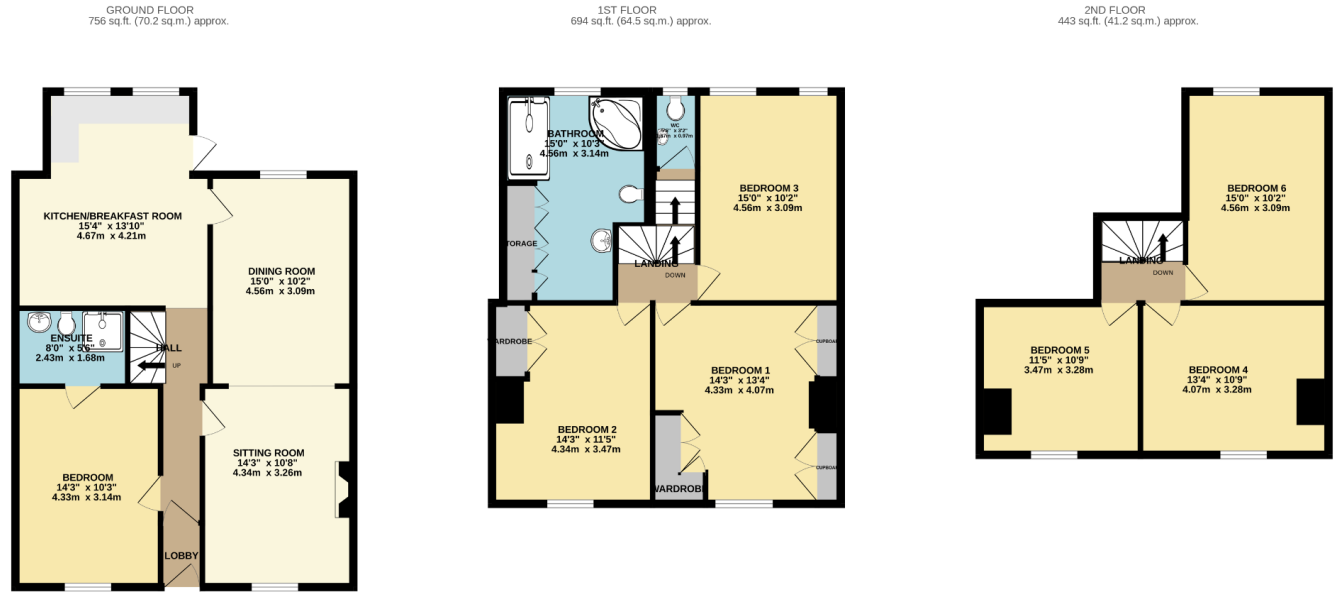
NOTE: The house also has solar tubes for topping up hot water.

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

WHAT3WORDS: ///glaze.mimic.news

TENURE: Freehold

COUNCIL TAX: Band E - £2,974.84



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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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Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, 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.

