

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

1 Bicton Place, Exmouth, EX82SU

GUIDE PRICE
£375,000
TENURE Freehold



An End Of Terrace Three Bedroom House Enjoying An Envious Location Close To The Heart Of Exmouth Town Centre And Within Easy Reach Of The Seafront With Manageable Gardens And Off Road Parking

Upvc Double Glazed Windows * Gas Central Heating * Reception Hall * Dual Aspect Lounge * Open-Plan Kitchen/Dining Room * Rear Porch * Ground Floor Cloakroom/Wc
Three First Floor Bedrooms * Bathroom * Separate Wc
Lovely Outlook Over Church Grounds Towards Holy Trinity Church
No Ongoing Chain * Viewing Recommended

1 Bicton Place, Exmouth, EX8 2SU

THE ACCOMMODATION COMPRISES: Composite glazed panel front door to:

RECEPTION HALL: Wood block flooring, radiator, cupboard housing newly installed electric consumer unit, stairs rising to first floor landing with useful understairs storage cupboard beneath.

LOUNGE: 4.57m x 3.35m (15'0" x 11'0") A bright dual aspect room with three double glazed windows to front and side aspects, tiled fireplace with matching hearth housing log burner stove, TV point, two radiators, servicing hatch to dining room.

KITCHEN/DINING ROOM: 5.61m x 3.05m (18'5" x 10'0") A spacious through room comprising of **KITCHEN:** Fitted with patterned work surfaces with tiled surrounds and extended to provide a small breakfast bar area with cupboards, drawer units beneath worktops, inset single drainer sink unit, wall mounted cupboards, four ring gas hob set into work surface with built-in oven below, stainless steel splashback with matching stainless steel chimney style extractor hood over, access to good size storage cupboard with light and walk-in pantry with tiled shelf and plumbing for automatic washing machine beneath, fitted shelving over, uPVC double glazed window to rear aspect. **DINING AREA:** uPVC double glazed window to side aspect, radiator, fitted display shelf with cupboards and drawer units beneath.

From the kitchen glazed panel door leads to:

REAR PORCH: 2.08m x 1.07m (6'10" x 3'6") at its widest point. uPVC double glazed windows and door giving access to the rear garden, door to:

CLOAKROOM/WC: With WC, wash hand basin, uPVC double glazed window with patterned glass.

FIRST FLOOR LANDING: Access via loft ladder to roof space, linen cupboard with radiator, slatted shelf and also housing modern gas boiler for hot water and central heating.

BEDROOM 1: 4.06m x 3.35m (13'4" x 11'0") A lovely bright dual aspect main bedroom with three sets of uPVC double glazed windows to front and side aspects gaining a lovely outlook over church grounds and Holy Trinity Church. Built-in wardrobe with cupboards over, radiator.

BEDROOM 2: 3.15m x 2.69m (10'4" x 8'10") Built-in range of floor to ceiling wardrobes and cupboards, radiator, uPVC double glazed window to side aspect

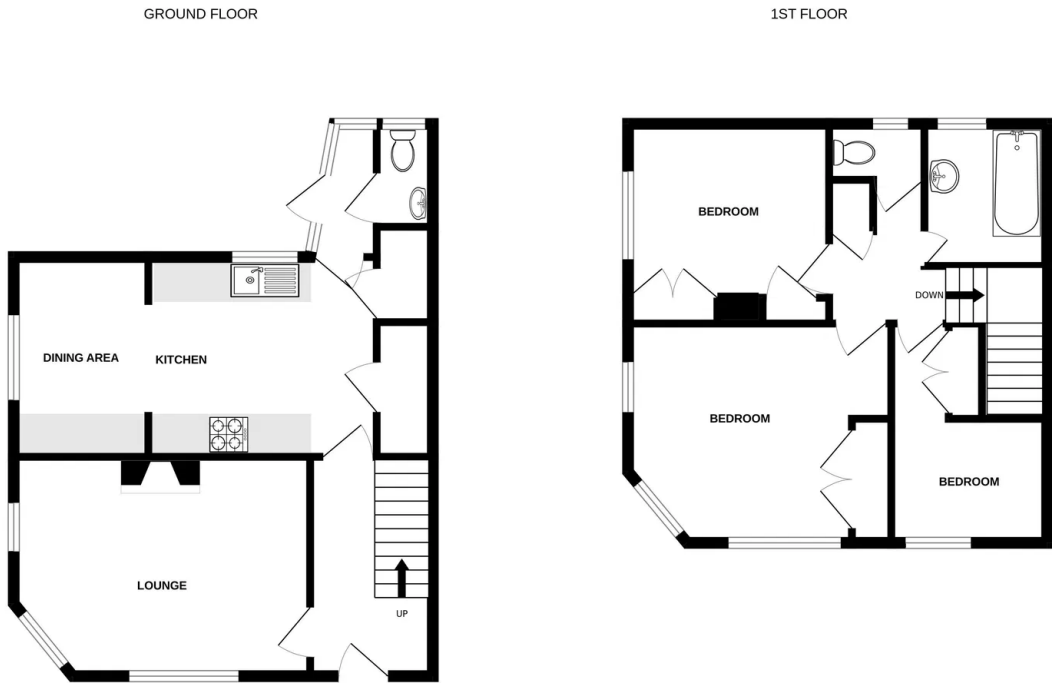
BEDROOM 3: 3.4m x 2.41m (11'2" x 7'11") maximum overall measurement. uPVC double glazed window to front aspect and again enjoying a lovely outlook over church grounds to Holy Trinity Church, radiator, fitted shelving and wall recess, built-in floor to ceiling wardrobe and cupboards.

BATHROOM: 2.13m x 1.7m (7'0" x 5'7") Comprising bath with shower connection and tiled surround, shower splash screen, pedestal wash hand basin with tiled splashback, radiator, uPVC double glazed window with patterned glass, ceiling spotlighting.

SEPARATE WC: Comprising of corner wash hand basin with tiled splashback, WC with push button flush, fitted wall mounted cupboard and shelf, uPVC double glazed window with patterned glass.

OUTSIDE: To the front of the property is a decorative stone garden area edged with mature shrubs and tree, side decorative area of garden with raised shrub beds and hedging providing privacy leading through to a stone resin rear garden with timber garden shed, double wooden gates providing off road parking if required for a small car.

FLOOR PLAN:



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. Made with Metropix ©2025