

**Price £269,950**  
**69 BICTON STREET, EXMOUTH, EX8 2RU**



- A Charming Period Style Mid Terrace Cottage • Sought After Location Close To The Town & Sea Front • Sitting Room With Box Bay Window • Good Size Dining Room & Modern Fitted Kitchen
- Bathroom With A White Suite • Attractive Low Maintenance Front & Rear Gardens
- From The Rear, An Outlook Towards The Exe Estuary • NO ONWARD CHAIN



This charming period property is situated in a mews row of houses known as `Hatherleigh Cottages,` which are located at the top of one of the most historic streets in Exmouth. The town centre has a good variety of local shops, pubs, restaurants and sports facilities. Exmouth seafront has the much favoured marina area and the Exe Estuary. The coastline known as the `Jurassic Coast` has many beaches including Budleigh Salterton, Sidmouth and Lyme Regis. Exeter is approximately 10 miles distance with mainline railway links and the International Airport.

Covered storm porch. Obscure glazed outer door which opens into:

### Hallway

Staircase rising to the first floor landing. Central heating radiator. Smoke alarm. Original style solid wooden block flooring. Period style doors leading to sitting room and dining room.

### Front Sitting Room 15'11" (4.85m) x 11'11" (3.63m)

Box bay window to front aspect. Attractive open working fireplace with tiled inset. Picture rail. Central heating radiator. Television point.

### Dining Room 15'4" (4.67m) To Alcove x 12'11" (3.94m)

Double glazed window to rear aspect. Attractive focal fireplace. Central heating radiator. Under stairs storage cupboard. Original style solid wooden block flooring. Period style door opening to:

### Kitchen 16'0" (4.88m) x 8'2" (2.49m)

Two double glazed windows to side. The kitchen is fitted with a matching range of floor and wall mounted cupboard and drawer units with work surfaces over. Complimentary wall tiling. Built in electric oven. Four ring gas hob. Single drainer stainless steel sink unit with mixer tap over. Space for washing machine and fridge freezer. Cupboard housing wall mounted gas combi boiler. Central heating radiator. Door opening to the rear garden.

From the hallway, stairs lead to:

### First Floor Landing

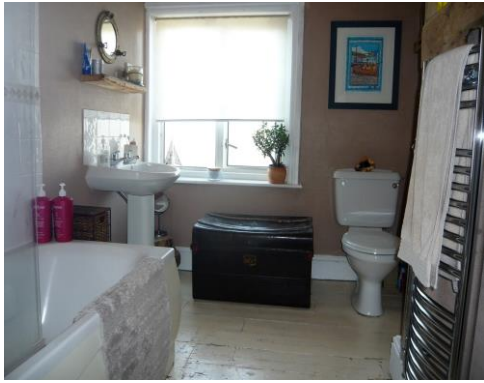
Loft access. Doors to both bedrooms and bathroom.

### Bedroom 1 15'5" (4.7m) To Alcove x 12'0" (3.66m)

Two sash windows to front aspect. Period style focal fireplace. Central heating radiator. Telephone point. Built in cupboard with hanging rail.

### Bedroom 2 12'11" (3.94m) x 8'2" (2.49m)

Window to rear with an outlook towards the Exe Estuary. Built in Cupboard. Period style feature fireplace. Central heating radiator.



### **Bathroom 9'8" (2.95m) x 6'8" (2.03m)**

Window to rear. White suite comprising: panelled bath with electric shower over and shower screen. Low level WC. Pedestal wash hand basin. Complimentary wall tiling. Shaving socket. Heated chrome ladder rail.

### **Externally**

This property benefits from both front and rear gardens.

### **Front Garden**

Pedestrian wrought iron gate gives access to the walled front garden area, which is low maintenance and ideally suited to tubs and planters.

### **Rear Garden**

The attractive walled rear garden has ease of maintenance in mind and is predominantly laid to shingle, raised beds with a variety of plants, shrubs and trees that help to inject colour and interest all year round. An area suitable for table and chairs for alfresco dining during fine weather. A pedestrian gate gives access to the rear service lane.

### **Tenure**

The property is FREEHOLD.

### **Services**

All mains services are connected. Council Tax Band C.

### **Mortgage Assistance**

We are pleased to recommend Bespoke Mortgage Guidance, 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

Bespoke Mortgage Guidance Ltd is an appointed representative of Intrinsic Mortgage Planning Limited which is authorised and regulated by the Financial Conduct Authority



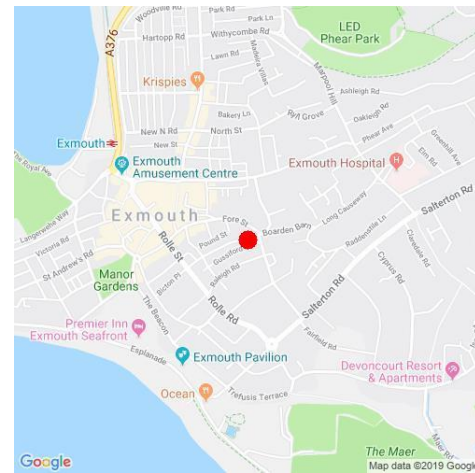


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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### Directions

From our prominent town centre office turn right up Church Street and continue along Fore Street. At the Junction take a sharp right hand turning into Bicton Street, where the property will be found on the right hand side, clearly identified by our for sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	70
EU Directive 2002/91/EC			



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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.