

Guide Price £650,000

11 Bicton Villas, Exmouth, EX8 1JW



- Detached House In Town Centre Cul-De-Sac • First Time On Market Since Built In 1970's
- Flexible 4 - 5 Double Bedroom Accommodation • Sitting Room, Dining Room, Kitchen, Conservatory
- Office / Bedroom 5, Ground Floor Cloakroom • 4 First Floor Bedrooms With Wardrobes, Bathroom
- Good Sized Garage, Driveway For 3 Vehicles • Good Sized Gardens, Handy For Town, Train Station & Seafront



Accommodation

Ground Floor

Step up to double wooden doors, with outside lighting, leading to:

Entrance Porch

Obscure glazed door, with matching panes to either side, leading to:

Entrance Hall

Staircase rising to first floor. Night storage radiator. Doors leading to living room, dining room, kitchen and:

Cloakroom

Obscure uPVC double glazed window to rear. Coloured suite of low level WC and wall mounted wash hand basin. Fully tiled walls.

Living Room 19'11" (6.07m) x 13'10" (4.22m)

Dual aspect having double glazed Sash window to front and uPVC double glazed window to side. Focal point of open fireplace within a Stone fireplace surround, including a wooden mantle. Night storage radiator. Double doors leading to:

Conservatory 14'7" (4.45m) x 6'8" (2.03m)

uPVC double glazed windows to rear and sides, uPVC double glazed external door to side leading to rear courtyard.

Dining Room 13'11" (4.24m) x 9'10" (3m)

Double glaze Sash window to front. Night storage radiator. Serving hatch to kitchen.

Kitchen 13'10" (4.22m) x 9'7" (2.92m)

uPVC double glazed window to rear. Range of cupboard and drawer storage units with roll edged work surfaces and tiled splash back's. Composite single bowl sink unit with mixer tap and drainer. Built - in 4 ring electric hob with electric oven below and filter hood above. Space and plumbing for dishwasher and washing machine. Further space under the worktop for fridge etc. Night storage radiator. Glazed door leading to:

Rear Porch

uPVC double glazed window to side overlooking gardens. Composite external door to front. Door leading to:

Office / Bedroom 5 11'10" (3.61m) x 10'3" (3.12m) To Wardrobe

Dual aspect having uPVC double glazed window to front and sealed unit double glazed window to side overlooking Courtyard. Good range of storage cupboards. Single bowl sink unit. Night storage radiator.

First Floor

Landing

uPVC double glazed window to rear. Doors leading to all rooms.

Bedroom 1 11'9" (3.58m) To Wardrobe x 9'11" (3.02m)

uPVC double glazed sash window to front gaining views of Haldon Hills. Range of fitted wardrobes to one wall. Vanity wash hand basin.

Bedroom 2 13'10" (4.22m) x 9'11" (3.02m)

uPVC double glaze sash window to front gaining views of Haldon Hills. 2 fitted double wardrobes. Vanity wash hand basin.

Bedroom 3 13'10" (4.22m) Into Recess x 9'7" (2.92m)

uPVC double glazed window to rear. Fitted double and single wardrobe. Vanity wash hand basin.



Bedroom 4 13'10" (4.22m) Into Bay x 9'7" (2.92m)

uPVC double glazed window to rear. Fitted double wardrobe. Fireplace feature.

Bathroom

uPVC double glaze sash window to front gaining Haldon Hill views. Coloured suite comprising panelled bath with thermostatically controlled shower unit over, low level WC and pedestal wash hand basin. Fully tiled walls. Wall mounted electric heater. Access to insulated and part boarded loft space via trap door with ladder.

Externally

The property is located at the top of a town centre Cul - De - Sac with double wrought iron gates giving access to the driveway that provides off road parking for 2 to 3 motor vehicles. The driveway then leads to:

Garage 17'11" (5.46m) x 17'9" (5.41m) Max

Up and over door to front. Windows to rear and side. Storage cupboard housing the trip switch fuse box and electric meter. Power and light connected.

Gardens

The gardens and grounds are a feature of this property with a good sized Front Garden being laid mainly to lawn with shrub and herbaceous beds and borders that provide year round interest and colour. Timber panelled fence boundary to side. Outside lighting.

A pathway to the front of the property leads to a raised patio area to the side of the property. From here, access is gained to the remainder of the gardens which are laid mainly to lawn, with shrub beds, Rockery and borders that provide year round interest and colour. To the rear of the gardens, and behind the neighbouring property, are further grounds which are planted as a productive vegetable plot. Timber panelled fence boundaries with pedestrian gates to rear leading to further area of gardens and timber garden shed. Outside water tap.

Tenure

The property is FREEHOLD

Services

Mains Water, Drainage & Electricity are connected. The property is on a water meter. Council Tax Band F

Mortgage Assistance

We are pleased to recommend Meredith Morgan Taylor, 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

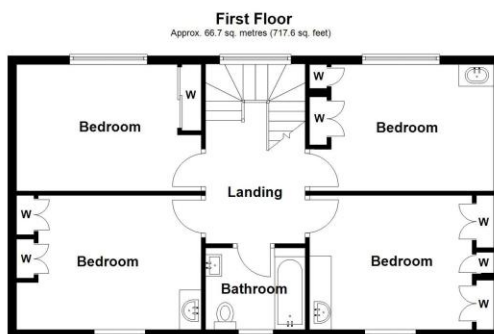
Your home may be repossessed if you do not keep up repayments on your mortgage

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Agents Note

These are draft particulars and are awaiting vendors verification





Total area: approx. 149.0 sq. metres (1604.2 sq. feet)

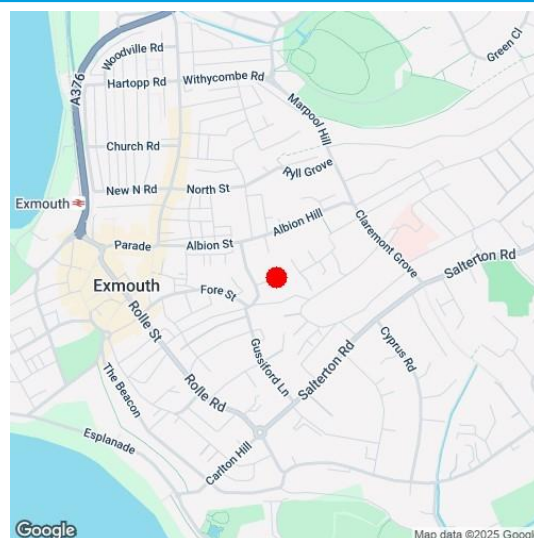
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epsolutions.co.uk
Plan produced using PlanItUp

11 Bicton Villas, EXMOUTH

Directions

From our prominent Town Centre office, turn right into Chapel Street and on into Fore Street. At the end of the road, turn left into Montpellier Road and right into Bicton Villas where the property will be found at the head of the Cul-De-Sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		66
(81-91) B		
(69-80) C		
(55-68) D		35
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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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.