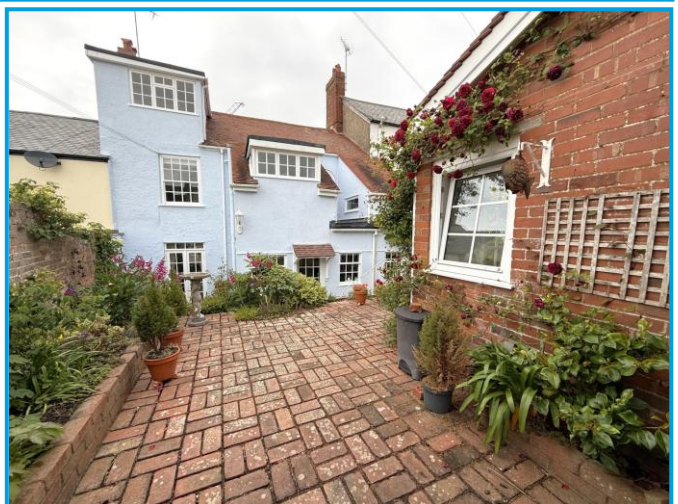


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LINKS
ESTATE AGENTS

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Guide Price £565,000
60 Bicton Street, Exmouth, EX8 2RU



- 4 Bedroom, Double Fronted Family Home In Sought After Location • Gas Centrally Heated Throughout • Large Living Room & Separate Dining Room • Kitchen / Breakfast Room & Walk In Utility Storage Cupboard • 3 Bedrooms, Bathroom & Separate WC On First Floor • Additional Bedroom & Shower Room On Second Floor • Enclosed, Southerly Facing Garden To Rear, Garden Room & Double Garage • Scope For Off Road Parking, No Onward Chain, Grade II Listed



A step leads up to an attractive wooden front entrance door with an arched window above leading to:

Ground Floor

Entrance Vestibule

Attractive tiled flooring. High level concealed electric meter and fuse box. Dado rail. Coved ceiling. Arched part glazed door leading to:

Entrance Hall

A welcoming space that has an attractive staircase leading to the first floor. Coved ceiling. Dado rail. Radiator. Smoke alarm. Door leading to a walk in under stairs storage cupboard/utility that has space and plumbing for a washing machine, power and light connected and storage cupboards. Attractive stripped wood part glazed doors leading to the kitchen/breakfast room, living room and decorative large arch way leading to:

Dining Room 14'1" (4.29m) x 13'3" (4.04m)

Sash window to front. Radiator. Focal point of a living flame, coal effect gas fire with a granite attractive fireplace surround. Two feature arches to chimney alcoves. Coved ceiling. Ornate ceiling Rose.

Living Room 22'6" (6.86m) x 10'6" (3.2m)

Another fantastic reception space that enjoys a dual aspect with a sash window to front and double opening wooden double glazed doors leading out to the rear garden. Focal point of a fireplace that has a marble back and hearth and a wooden fireplace surround. 2 x Radiators. Arched chimney breast alcoves that incorporate display shelving and storage cupboards beneath. Further arched alcove. 2 x Ornate ceiling roses. Coved ceiling.

Kitchen / Breakfast Room 17'4" (5.28m) x 8'11" (2.72m)

A bright and airy room that has also enjoys a dual aspect with a window to the side aspect and three windows to the rear, along with a glazed door leading out to the rear garden. Good range of floor standing and wall mounted cupboard and drawer storage units with roll edge work surfaces above and tiled splash backs. Built in four ring gas hob with an extractor hood above. Built in, eye level, double electric oven and grill. Inset stainless steel one and a half bowl sink with a single drainer unit and mixer tap above. Space for a free standing fridge / freezer. Integrated dishwasher. Under unit lighting. Inset ceiling lights. Upright radiator. Wood flooring. Ample space for breakfast table and chairs.

First Floor

Half Landing

Attractive, large, arched window to rear. Staircase rising to the first floor main landing and steps providing access to a useful storage cupboard and a door leading to:

Cloakroom

Wooden double glazed window to side. Fitted white suite comprising of a low level WC. Pedestal wash hand basin. Bidet. Stripped and painted wood floorboards. Radiator. Wall mounted gas fired boiler.

Main Landing

Staircase rising to the second floor. Ornate coved ceiling. Ceiling Rose. Radiator. Useful linen storage cupboard. Stripped wood doors leading to all rooms, including:

Bedroom 1 16'6" (5.03m) Max x 12'5" (3.78m) Max

2 x Sash windows to front. 2 x Radiators. Coved ceiling. Built in double wardrobes incorporating hanging rails. Ceiling Rose. (L shaped room).

Bedroom 2 14'5" (4.39m) x 10'6" (3.2m)

Window to front. Radiator. Exposed floorboards. Coved ceiling. Ceiling Rose.

Bedroom 3 9'11" (3.02m) x 9'9" (2.97m)

Window to rear with views of Holy Trinity church. Radiator. Ceiling Rose. Coved ceiling. 2 x Useful built in storage cupboards to both chimney alcoves with shelving.

Bathroom

Extensively tiled walls. Fitted four piece suite that comprises of a tiled panelled bath that has a mixer tap above with a shower attachment. Walk





in single shower quadrant with sliding splash screen door and thermostatically controlled rainfall shower head with separate shower attachment. Low level WC. Pedestal wash hand basin. Wall mounted mirrored medicine cabinet. Shaver socket. Under floor heating. Wall mounted mirror with light above. Heated towel rail. Tiled flooring.

Second Floor

Landing

Large landing area that could be utilised as a home office area if required. Access to a cupboard that houses a hot water tank. Access to eaves storage cupboards. Radiator. Inset ceiling lights. Door leading to a shower room and door leading to:

Bedroom 4 16'8" (5.08m) x 13'3" (4.04m)

Dual aspect room with large window to rear and a window to the side aspect with fantastic views of Holy Trinity church. Radiator. Pedestal wash hand basin with shaver socket and light above. Access to eaves storage cupboard. Inset ceiling lights. Built in wardrobes.



Shower Room

Fully tiled walls and flooring. Modern fitted white suite comprising of a concealed cistern WC. Walk in single shower cubicle with folding splash screen door and thermostatically controlled shower above. Wall mounted wash hand basin with mixer tap. Heated towel rail. Inset ceiling lights. Extractor fan.

Externally

Front Of Property

To the front of the property is an area of garden that is enclosed by wrought iron fencing, laid to block paving that provides an ideal area for displaying pot plants. Outside meter box.

Rear Garden

To the rear of the property is an enclosed and southerly facing rear garden. Laid immediately adjacent to the rear of the property is a crazy paved patio area ideal for outdoor dining and sitting during fine weather. This area enjoys a good degree of privacy and has a raised stone built flower bed. Steps then lead up to an additional area of garden that is laid to block paving with additional raised flower/shrub beds that help to provide year round colour and interest. Fantastic Wisteria spanning the width of one wall boundary wall. Double gates to the rear provide access to the rear vehicle service lane. An area of the garden could be utilised for off road parking if required. Outside lighting, power point and water tap. Glazed double doors lead to:

Garden Room 13'10" (4.22m) x 7'1" (2.16m)

A Fantastic addition to the property that has a window to the side and two high level windows to rear. Vaulted ceiling with two exposed beams. Wall mounted electric panel heater. Wall mounted electric trip switch consumer unit. Power and light connected.

Detached Double Garage 16'6" (5.03m) x 16'5" (5m)

Up and over door to front. Located directly opposite the rear of the property, on the opposite side of the vehicular service lane.

Residents Parking

The property is located in an area that benefits from a residents parking permit scheme via EDDC.

Tenure

The property is FREEHOLD

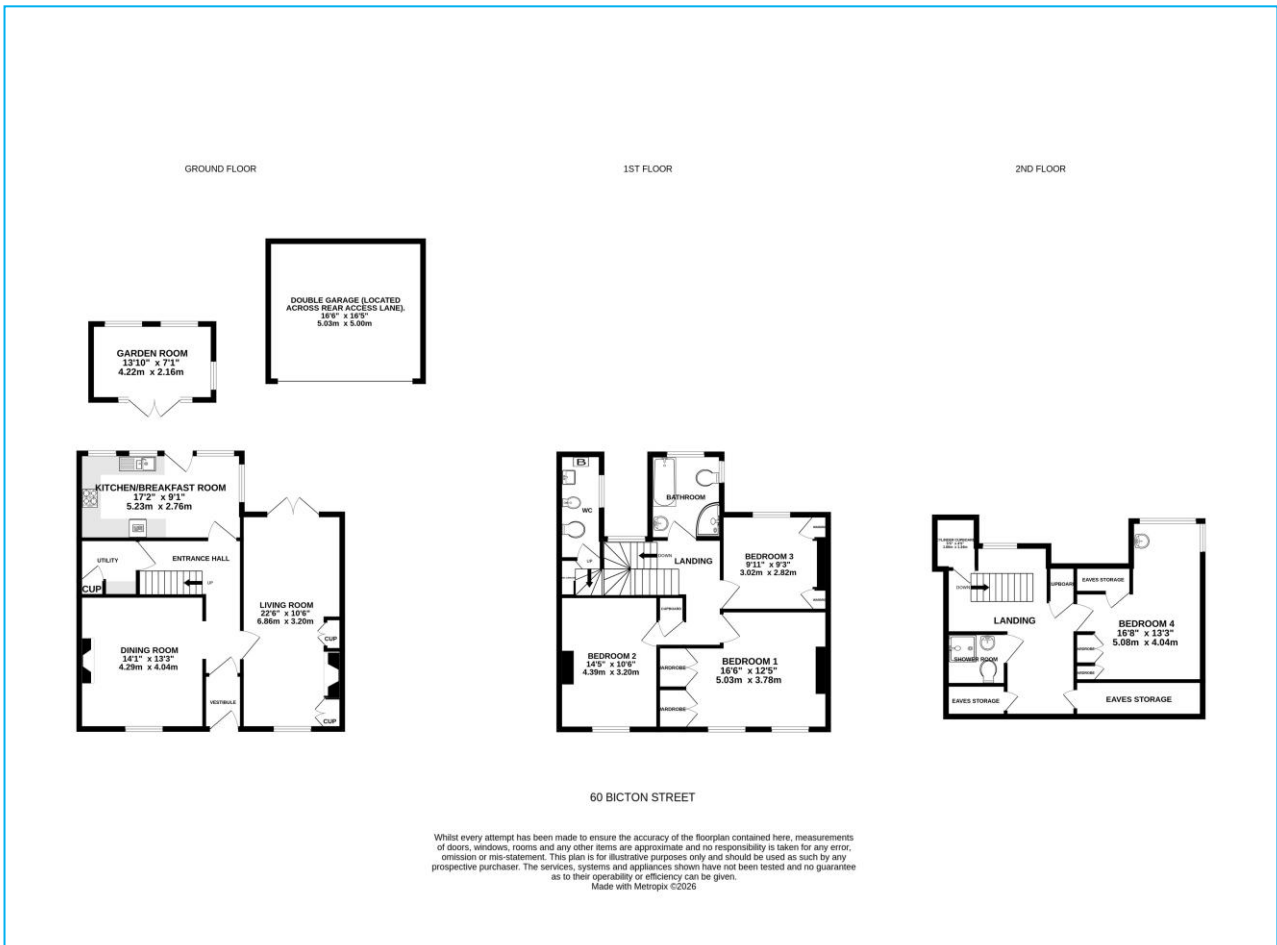
Services

All mains services are connected. Council Tax Band E

Agents Notes

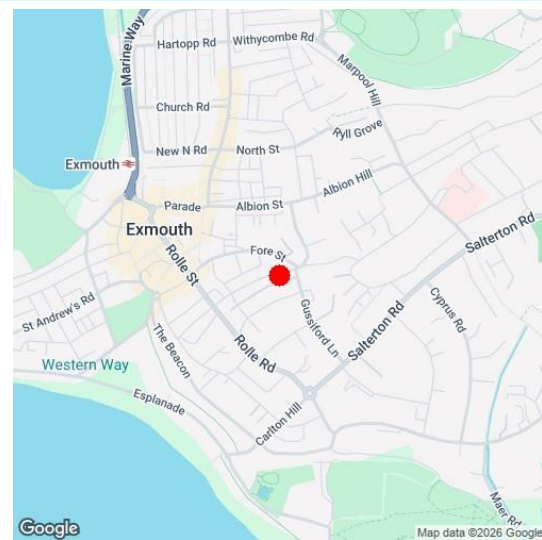
Please note, these are draft particulars and they are awaiting vendors verification





Directions

On foot, from our prominent Town Centre office, continue along Church Street turning right into South Street. Take the second left into Bicton Street where the property will be found on the right hand side, towards the top end of the road.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

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.