





A delightful two bed, first floor apartment, located in the very heart of the town just minutes walk from the town centre and to the sea front, this charming property has been modernised throughout and decorated to a high standard. The property offers a spacious lounge diner with picturesque views out across the grounds of the Holy Trinity Church, two bedrooms, a modern galley kitchen and an elegant bathroom. The apartment also comes with an allocated parking space to the rear with stairway access to the kitchen.

Bicton Place Exmouth £239,950



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Delightful First Floor Apartment | Open Plan Lounge Diner | Two
Bedrooms | Modern Galley Kitchen | Elegant Bathroom | Allocated
Parking | Minutes Walk to the Town & Sea Front | Ideal Central
Location

APPROACH

The property is located on the quiet picturesque road of 'Bicton Place' overlooking the grounds of Holy trinity Church opposite and is just a few minute level walk to the town centre. A communal front door is set back from the pavement with a central staircase beyond leading up to the first floor apartment.

HALLWAY

Entering into the hallway and you can see that this is a property of character and quality. Amtico flooring runs seamlessly through the apartment, and to the side of the front door is a coat cupboard and an arched opening leads into the reception room beyond.

LOUNGE DINER 6.46m by 4.60m

This delightful lounge diner is the heart of the apartment offering spacious open planed living and a beautiful vista window overlooking the grounds of Holy Trinity Church opposite.

BEDROOM TWO 2.67m by 2.37m

Located off to the side of the lounge, bedroom two is currently being utilised as the studio and again offers those fantastic views out across the church grounds.

BEDROOM ONE 4.47m by 3.79m

Bedroom one is located to the rear of the apartment and offers a beautiful light and spacious room with built in wardrobe and large sash window that lets the light flood into the room.

BATHROOM 2.39m by 1.79m

This elegant bathroom has been well considered with its large walk-in shower, vanity sink and modern white W.C and all finished with impressive white and grey marble effect porcelain wall and floor tiles, fitted with under-floor heating.

KITCHEN 3.39m by 2.12m

The sleek and modern galley kitchen has been fitted with a range of white 'Shaker' style wall and base units topped with a white marble effect work top with character 'Belfast' sink and finished with white metro wall tiles.

Parking

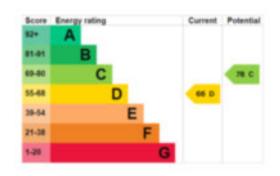
Allocated off street parking to rear, off Little Bicton Place with staircase to Kitchen.

Agents Notes

Council Tax Band - B.

Service Charge - £1,200 PA Ground Rent - 408.00 PA

Lease Details - 82 Years Left Remaining











EAST DEVON OFFICE Tel: 01392 877240 61 Fore Street Topsham Exeter EX3 OHL EXETER OFFICE
Tel: 01392 345070
18 Southernhay West
Exeter EX1 1PJ

www.eastofexe.co.uk enquiries@eastofexe.co.uk

