



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

East of **EXE**

Bicton Place Exmouth £239,950

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



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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.