



1, Bicton Villas



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Exmouth, Devon EX8 1JW

Exmouth Station (0.5 miles), Exeter (10.8 miles)

A substantial period property, lovingly improved and renovated with potential for a top floor annex, set in the heart of Exmouth.

- Stunning estuary views from the top floor
- Fantastic spacious family home of nearly 2,200 sqft
- Close to the town centre
- Period property
- Council Tax Band: E
- Potential for annex
- Ample driveway parking
- 6 bedrooms
- Freehold
- EPC: C

Guide Price £600,000

SITUATION

Exmouth is situated on the South Coast of East Devon, where the River Exe meets the sea, and is the gateway town to the western end of the Jurassic coastline. Along with the sandy beach, the town offers a diverse selection of shopping, dining and things to do, including top quality water sports plus fantastic routes for cycling and walking, along with a popular marina and a train station with a direct line to Exeter. There is also a good selection of primary, secondary and private schools.

DESCRIPTION

This substantial period property has been lovingly improved and renovated by the current owners, who have made it their family home for many years. The property boasts spacious and adaptable accommodation with the potential for an annex on the top floor. On the ground floor are two reception rooms and a fantastic kitchen, the first floor has 4 bedrooms and the family bathroom and on the top floor 2 further bedrooms. To the front is driveway parking and to the rear, a raised decked area and further area of garden.



ACCOMMODATION

From the driveway, a door opens into the hall way with a staircase rising to the first floor and a door leading to a ground floor W.C. There is a very useful laundry room with a large bank of storage cupboards and plumbing for a washing machine, a lovely sitting room with a bay window to the front and an open fire with stone surround. Continuing along the hall, on the right is a separate dining room, currently used as a downstairs bedroom with French doors leading out to the garden and at the end of the house a spacious kitchen fitted with a range of storage units and integral appliances, there is a central island with seating area and integrated gas hob, and at the far end, a dining area as well as a patio door to the garden.

On the first floor are 3 double bedrooms, an office/additional bedroom and an impressive bathroom with a walk in shower. A door and staircase leads to the top floor with another door leading onto a balcony. Subject to the usual planning consents there is potential to add an external staircase leading to the balcony and creating a separate entrance to the top floor where there are two rooms and a cloakroom giving space for a bedroom and sitting room/kitchen or two further bedrooms.

OUTSIDE

To the front of the house is a large gravelled driveway providing parking for several cars. A gate gives access to the rear where there is an area of concrete hard standing, a decked terrace leading off of the kitchen and wrapping round to the rear, with the majority of the garden being to the side, laid to lawn and raised stone patio.

CELLAR

Accessed from the hallway is a large cellar.

SERVICES

Current Council Tax: E

Utilities: Mains electric, drainage, water and broadband.

Heating: Gas central heating from a Combi Boiler

Tenure: Freehold

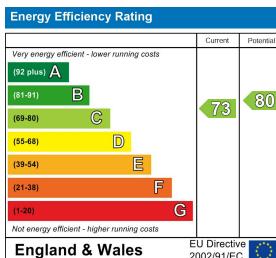
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter and the M5, head towards Exmouth along the A376 passing through the villages of Exton and Lympstone. On reaching Exmouth, continue down Exeter Road passing the Co-op on the left hand side and take the left at the traffic lights onto Gypsy Lane. At the roundabout at the end turn right, left at the following one and continue up the hill turning right into Albion Hill at the top. Continue down the hill, turn left into Montpellier Road and Bicton Villas is along on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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