



1, Bicton Villas





# 1, Bicton Villas

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

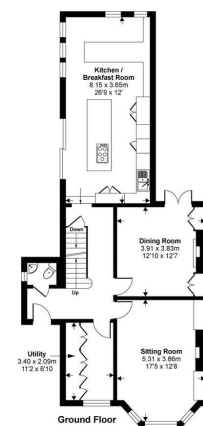
Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter and the M5, head towards Exmouth along the A376 passing through the villages of Exton and Lymptone. 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.







**Second Floor**

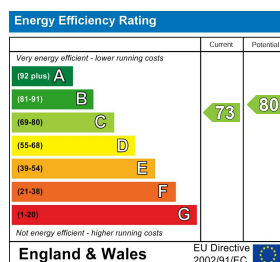
Access to stairs

Access to stairs

Bedroom 4  
4.15 x 2.80m  
13'7" x 9'2"

Bedroom 5  
5.12 x 2.89m  
16'10" x 9'5"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1234011



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