



## 8 Bicton Place Exeter, EX1 2PF

An exciting opportunity to acquire this extended 4 bedroom semi-detached house quietly nestling in this highly sought after location of Bicton Place, a picturesque and prestigious address overlooking a striking neighbourhood green with extensive tree cover. This shared outside space will improve air quality, offers habitats for wildlife, and a wonderful place to gather for recreation and social interaction fostering community pride and connections.

Built circa the 1930s, this spacious and well appointed property has been designed to create an inviting atmosphere with versatile and spacious accommodation. The original garage forms part of a ground floor extension combining to create additional living and bedroom accommodation which can be easily adapted to provide a self-contained annex with own front entrance. The entire property has been equipped with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the property comes with an attractive rear garden which boasts a sunny south-easterly aspect. A wide area of patio combines with a sizeable area of lawn offering a colourful display of vivid flora and foliage.

**Guide Price £550,000**

# 8 Bicton Place

Exeter, EX1 2PF



- Sought After Location, Peaceful Setting
- Striking View over Neighbourhood Green
- Layout Lends to Ground Floor Annex
- Reception Hall, Lounge
- Dining Room, Kitchen, Utility,
- Family Room, Shower Room (ground floor)
- 4 Bedrooms (one ground floor), Bathroom
- Gas Central Heating & uPVC Double Glazing
- Attractive Gardens, Ample Private Parking
- Residents' On Street Permit Parking

## Reception Hall

15'7" x 6'2" (4.770m x 1.887m)

## Lounge

13'2" x 12'2" (4.027m x 3.724)

## Dining Room

13'2" x 12'8" (4.029m x 3.878)

## Kitchen

8'10" x 8'9" (2.701 x 2.668)

## Family Room

14'5" x 10'0" (4.404m x 3.056m)

## Utility

9'3" x 6'8" (2.835 x 2.045)

## Inner Hall Area

## Shower Room

6'4" x 6'3" (1.941m x 1.918m)

## Bedroom 4

10'4" x 10'0" (3.174m x 3.058)

## On the First Floor

## Landing

## Bedroom 1

12'8" x 11'6" (3.880 x 3.523)

## Bedroom 2

12'2" x 11'6" (3.727m x 3.524m)

## Bedroom 3

7'11" x 7'8" (2.417m x 2.343m)

## Bathroom

7'10" x 5'5" (2.388m x 1.672)

## Private Driveway Parking



[Directions](#)





# Floor Plan



Please note that whilst every attempt has been made to ensure the accuracy of this plan, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only and no responsibility is accepted for any other use.  
**8 Bicton Place, Exeter**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>66</b>	<b>73</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		