



**Bicton Place
Exmouth
Devon
EX8 2SU**

Offers In Excess Of £189,000

bettermove

Bicton Place

Exmouth

Bettermove are proud to present this 2 bedroom flat in Exmouth available with no forward chain.

The property benefits from double glazing, gas central heating throughout.

The council tax band is B.

This is a leasehold property with 99 years on the lease from 2010; there is no ground rent and the service charge is on a as and when basis.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, store room, 2 bedrooms and the family bathroom. The exterior boasts a rear decked area, perfect for enjoying the summer months.

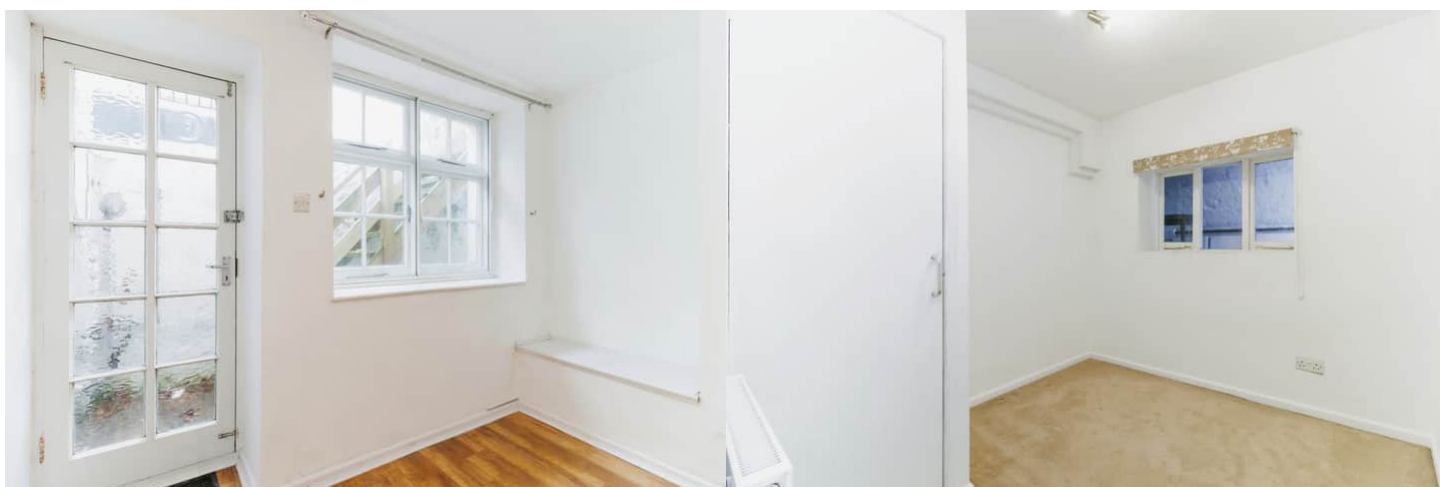
Located in the popular town of Exmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A376, Exmouth train station and many local bus routes.

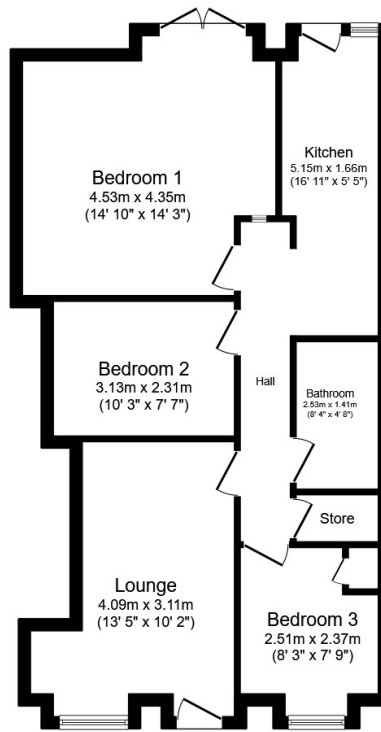
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 64.2 sq.m. (691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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