

Little Bicton Place, Exmouth, Devon

Guide Price: £110,000

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This well-presented two-bedroom retirement apartment enjoys a convenient position within the sought-after Little Bicton Court development, ideally located close to Exmouth town centre, local amenities and transport links. Designed specifically for independent retirement living, the development benefits from lift access to all floors, providing excellent accessibility throughout the building.

The apartment offers approximately 663 sq. ft. (61.6 sq. m.) of well-proportioned accommodation and is accessed via a light and welcoming entrance hall. The spacious hallway provides access to all principal rooms and creates an inviting first impression upon entering the property.

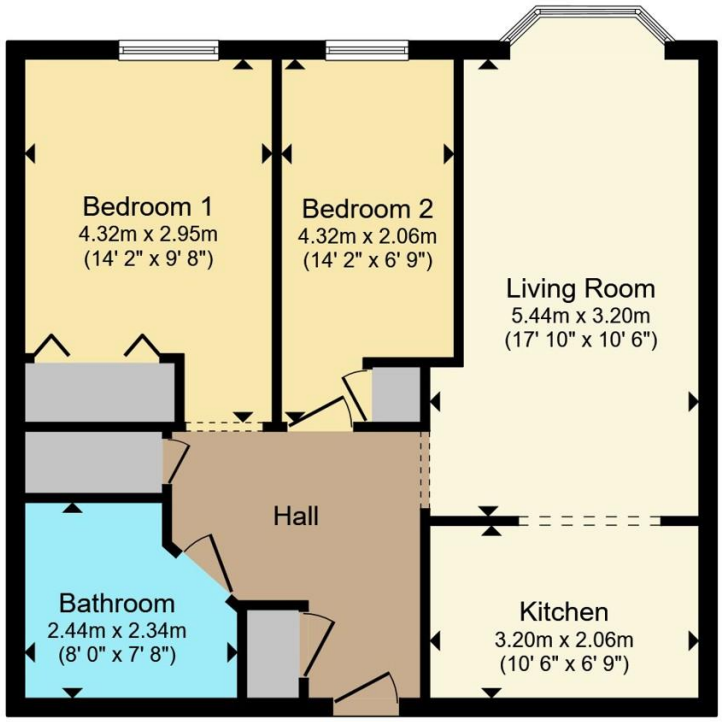
The generous living room is a bright and comfortable space, offering ample room for both lounge and dining furniture whilst enjoying a pleasant outlook. Adjacent to the living area is a modern fitted kitchen featuring a range of contemporary wall and base units, quality work surfaces and integrated appliances, creating a stylish and practical space for everyday living.

There are two good-sized bedrooms, with the principal bedroom offering excellent proportions and space for additional bedroom furniture. The second bedroom is versatile and could equally be utilised as a guest room, hobby room or home office. Completing the accommodation is a spacious accessible bathroom, thoughtfully designed to cater for comfortable retirement living.

Little Bicton Court provides a secure and friendly community environment for residents aged 60 and over, making this an ideal opportunity for those seeking a low-maintenance home in a central Exmouth location.







Total floor area 61.6 m² (663 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.propertybox.io

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Council Tax Band: **C**

Tenure: **Leasehold**

Lease Information:

Approximate Lease Remaining: 90 years
Ground Rent: £240 per annum
Service Charge: £4,750 per annum
Minimum Age Requirement: 60 years and over

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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