

01395 222350

**LINKS**  
ESTATE AGENTS

exmouth@linksestateagents.co.uk  
www.linksestateagents.co.uk

**Guide Price £395,000**  
**41 Balfours, Sidmouth, EX10 9EG**



- Well Presented Modern House • Gas Central Heating & Double Glazing • Far Reaching Core Hill & Salcombe Hill Views from The Rear • Ground Floor Cloakroom, Living Room • Kitchen / Dining Room & Utility Room • 3 First Floor Bedrooms, Study & Modern Fitted Shower Room
- Garage / Store Room, Driveway • Landscaped Gardens, Handy For Woolbrook Amenities



## Accommodation

### Ground Floor

Step up to uPVC double glazed front entrance door, beneath pitched and tiled storm canopy, with outside lighting, leading to:

#### Entrance Hall

Obscure glazed window to side. Staircase rising to 1st floor with useful under stairs storage cupboard. 2 radiators. Wall mounted central heating thermostat. Doors leading to living room, kitchen / dining room, utility room and:

#### Cloakroom

White suite of low level WC and vanity wash hand basin. Tiled splashback's. Extractor fan.

#### Living Room 16'4" (4.98m) x 10'8" (3.25m) Max

Window to front. Focal point of fitted electric fire within a fireplace surround. Radiator.

#### Kitchen / Dining Room 15'11" (4.85m) x 10'0" (3.05m)

Window to rear gaining rural views of Core Hill and Salcombe Hill. Good range of cupboard and drawer storage units with roll edged work surfaces, matching up stands and tiled splashback's. Stainless steel single sink and drainer unit with mixer tap including filtered drinking water. The Stoves cooker in situ is included in the sale, filter hood above. Space and plumbing for dishwasher. Further space for freestanding fridge/freezer etc. Wall mounted electric heater.

#### Utility Room 8'2" (2.49m) x 7'1" (2.16m)

Obscure uPVC double glazed external door to side and window to rear that gains those rural views. Cupboard storage units with roll edged work surface and matching up stands. Space and plumbing for washing machine. Further space under work surface for tumble dryer. Wall mounted gas fired boiler that supplies the central heating and domestic hot water. Door leading to:

#### Store Room 9'3" (2.82m) x 7'0" (2.13m)

UPVC double glazed window to rear with those rural views. Laminate flooring. Wall mounted electric trip switch fuse box with electric meter. Door leading to:

#### Garage / Store 8'6" (2.59m) x 8'2" (2.49m)

Up and over door to front. Gas meter. Power & light connected.

### First Floor

#### Landing

Access to insulated and part boarded loft space, via trap door with ladder and light. Smoke alarm. Doors leading to:

#### Bedroom 1 16'4" (4.98m) x 12'10" (3.91m)

Window to front. 2 built-in double wardrobes. Radiator.

#### Bedroom 2 13'9" (4.19m) x 10'0" (3.05m)

Window to rear gaining far reaching views of Corel and Salcombe Hills. 2 built-in double wardrobes and further cupboard storage unit. Radiator.





### **Bedroom 3 10'1" (3.07m) Max x 8'1" (2.46m) Max**

An L-shaped room. Window to rear with those Core & Salcombe Hill views. Airing cupboard housing the hot water tank with slatted shelving. Radiator.

### **Study 7'1" (2.16m) x 7'0" (2.13m)**

Sloped ceiling. Velux window to rear that gains those views.

### **Shower Room**

Obscure glazed window to front. Modern fitted white suite comprising double shower cubicle with thermostatically controlled shower unit. Splash backs to ceiling height. Concealed cistern WC. Vanity wash hand basin. Radiator. Heated towel rail. Extractor fan.

### **Externally**

There is a landscaped Front Garden that is laid to shingle and has ease of maintenance in mind. Steps then lead down to the front entrance door and a driveway provides off road parking.

### **Rear Garden**

The landscaped Rear Garden again has ease of maintenance in mind and also gains far reaching rural views of Core Hill and Salcombe Hill. There is a raised patio area adjacent to the property with steps then leading down to the remainder of the garden, which is laid mainly to shingle with a decking and further patio area, providing numerous spaces for outdoor dining and sitting during the fine weather. Timber panelled fenced boundaries. Outside water tap. Outside power points. Outside lighting.

### **Tenure**

The property is FREEHOLD

### **Services**

All mains services are connected The property is on a water meter. Council Tax Band D

### **Mortgage Assistance**

We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help no matter which estate agent you finally buy through. For a free initial chat please contact us on 01395 222350 to arrange an appointment

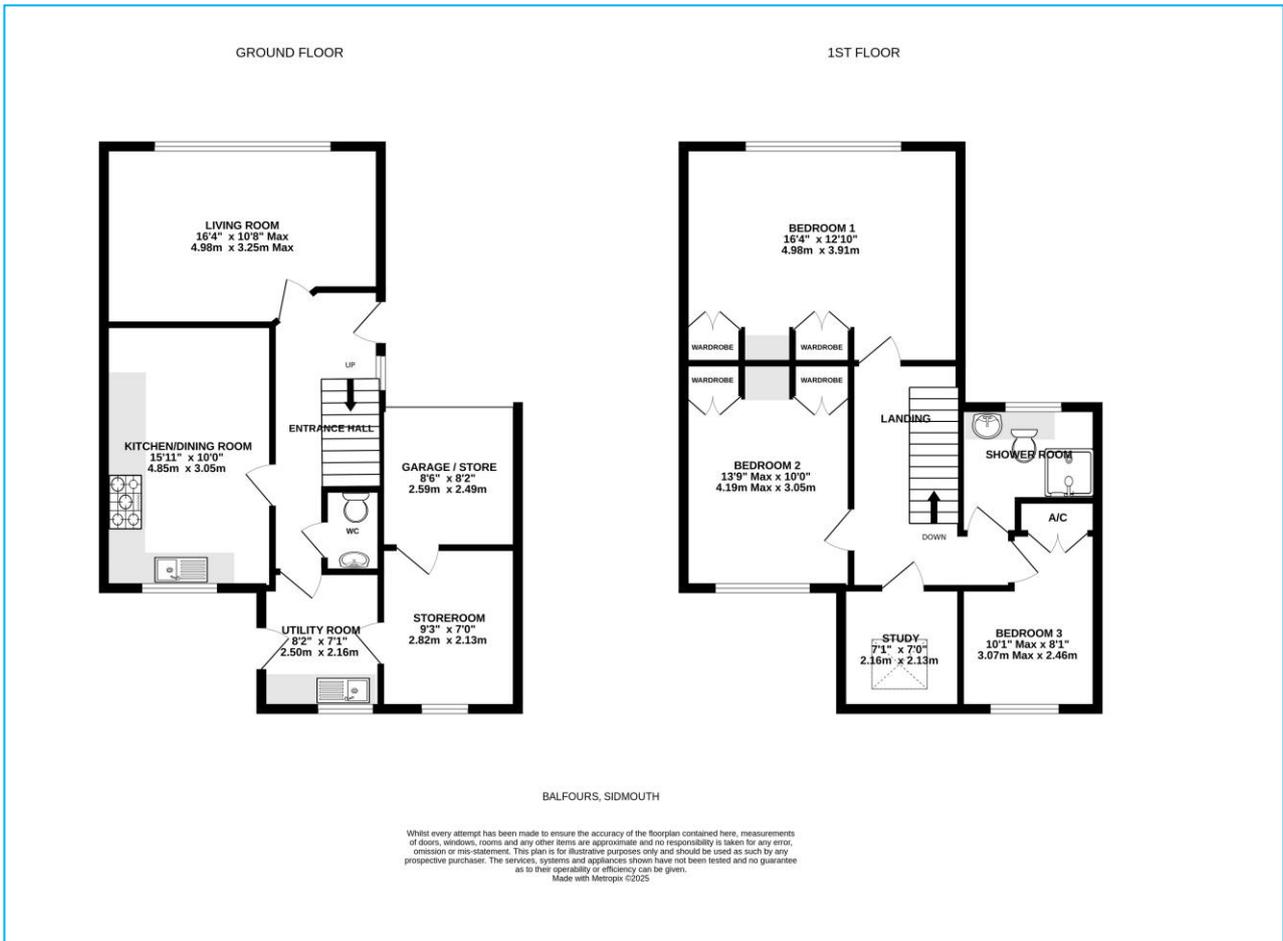
Your home may be repossessed if you do not keep up repayments on your mortgage

Meredith Morgan Taylor Ltd is an appointed representative of The Openwork Partnership, a trading style of Openwork Ltd which is authorised and regulated by the Financial Conduct Authority (FCA).

### **Agents Note**

Please note, these are draft particulars and they are awaiting vendors verification. In accordance with Section 21 of the Estate Agents Act 1979, we declare that the vendors of this property are a relative of a Director of Links Estate Agents LTD.

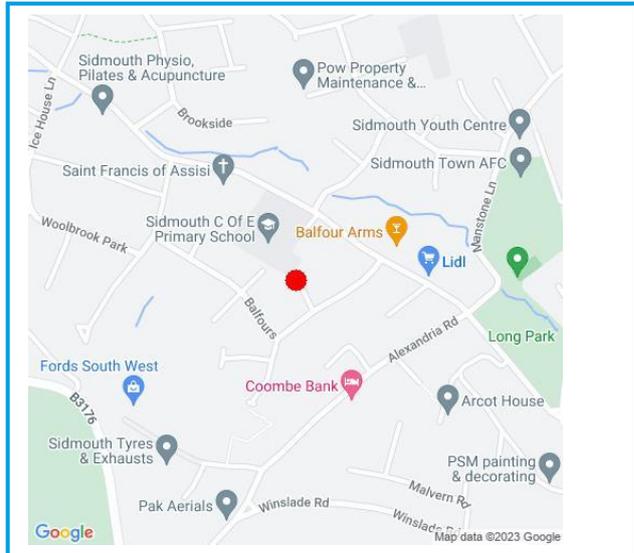




**Directions**

Leaving Sidmouth Town Centre along Vicarage Road, proceed into Temple Street. After passing Arcot park on the left, turn left into Woolbrook Road and signposted to Exeter. Proceed over the 2 mini roundabouts, then turn left in Balfours. Take the first right where the property will be found on the right hand side.

Energy Efficiency Rating	
Current	Potential
Most energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-58) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
71	84
England & Wales EU Directive 2002/91/EC	



Viewing Strictly By Appointment Only - Contact The Links Team Via:  
TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: [www.linksestateagents.co.uk](http://www.linksestateagents.co.uk)

Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.