

Lower Foxgrove, Coreway, Sidmouth, Exeter





A **stylishly appointed** modern bungalow with three bedrooms, in a popular position just outside Sidmouth.

Summary of accommodation

Ground Floor: Kitchen/dining/sitting room | Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Outside: Garden

Distances

Sidmouth town centre 2.1 miles, Honiton mainline station 8.5 miles (3 hours to London Waterloo)
Exeter Airport 9.9 miles (1 hour to London City Airport), M5 (Jct 30) 10.6 miles, Exeter city centre 14.5 miles
(All distances and times are approximate)



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Location

The village of Sidford is located on the edge of sought-after Sidmouth, within easy reach of the beach and the charming town centre.

There are several local shops, pubs and amenities in Sidford, while the beautiful seaside town of Sidmouth is steeped in history, nestled in the hills of Sid Valley and offers a wealth of amenities such as the high street shops and various restaurants with a large part forming the Jurassic Coast World Heritage Site. The region is considered an Area of Outstanding Natural Beauty.

Leisure activities on offer include walks along the popular Regency esplanade, the 250-million-year-old Jurassic Coast, cycling and various leisure centres. Its position on the English Channel offers sailing opportunities and other water sports, ideal for the summer months.

Sidmouth is well connected and lies only 10 miles from Exmouth and 14 miles east of Exeter, which provides direct rail connections to London via its four mainline train stations and convenient road links. There are also regular bus services to the surrounding area.

The region boasts plenty of excellent educational facilities within five miles of the property such as Sidmouth College and the independent St. John's School.



The property

Lower Foxgrove is a beautifully presented modern bungalow that is arranged on a single accessible level. It includes airy accommodation with plenty of natural light, open plan living and three double bedrooms.

The main living and entertaining space is the kitchen, dining room and sitting room. This well-proportioned reception features recessed LED lighting, wooden flooring and a triple aspect, including French doors to the rear and bi-fold doors opening onto the south-facing front garden. There is plenty of space for a comfortable seating area and a family dining area.

In the kitchen itself there is ample storage in contemporary white units to base and wall level. There is also a breakfast bar and integrated appliances, including a double oven and an induction hob with a built-in counter-level extractor.

There are three double bedrooms, all of which are similarly proportioned. The principal bedroom includes an en suite shower room, while there is also a family bathroom. Both the bathroom and en suite shower room include stylish modern suites with enclosed shower units, heated chrome towel rails and illuminated mirrors.





Garden and grounds

Parking is available at the front of the property on a tarmac driveway, which provides space for at least two vehicles. The gardens are mostly to the front, taking advantage of the south-facing aspect to provide a sunny space in which to relax. They include an area of paved terracing accessible by the sitting room's bi-fold doors. The patio is ideal for al fresco dining and leads to an area of well-maintained lawn, bordered by high timber fencing for privacy.

Services

Mains water and electrics. Underfloor and air source heat pump.

Directions (Postcode: EX10 9SD)

what3words:///lift.areas.news

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: To be confirmed.

EPC Rating: To be confirmed.

Guide Price: £725,000

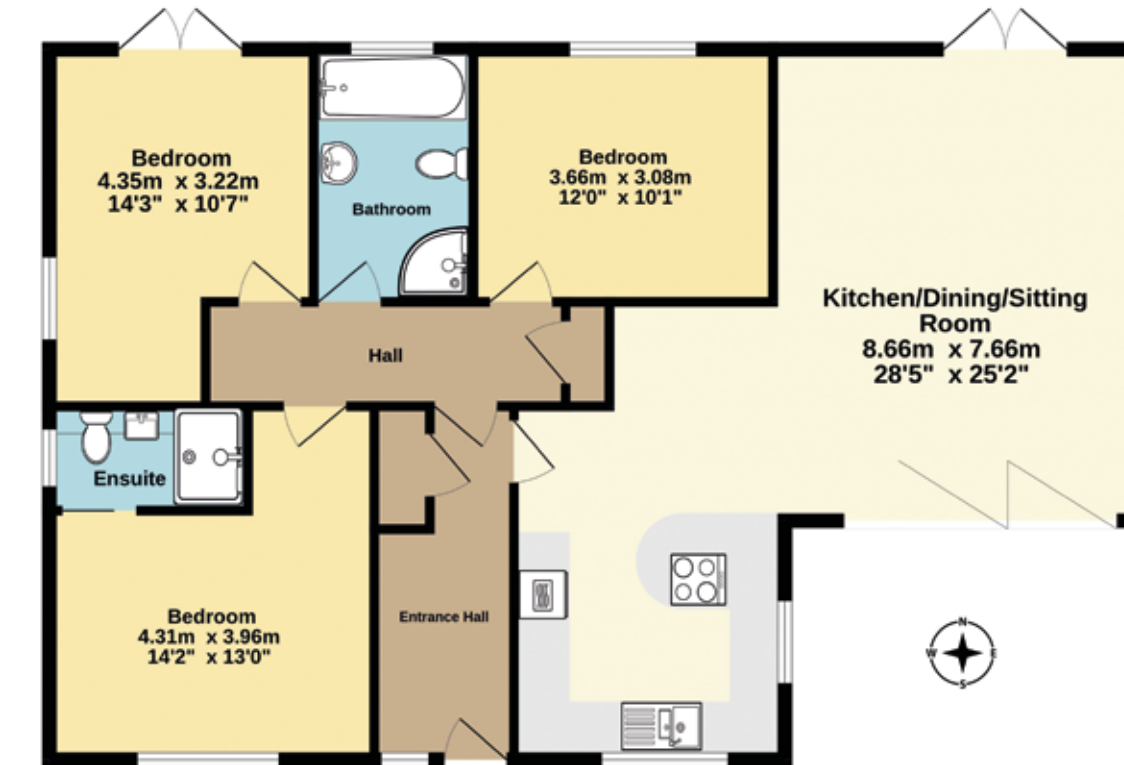


Approximate Gross Internal Floor Area

102.7 sq m (1106 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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