



33, Upper Highfield



# 33, Upper Highfield

, Sidmouth, EX10 8XB

Sea Front: 1.1 miles Honiton: 9 miles Exeter: 15.5 miles

Four bedroom detached family home with modern open plan living, garden and parking. EPC C

- Close to Sidmouth town centre
- Detached
- Driveway parking
- Garden
- Four bedrooms
- Open planned living
- Freehold
- Council Tax Band C

Guide Price £500,000

## SITUATION

Upper Highfield has a wonderful elevated position, Positioned so wonderfully close to Sidmouth centre.

The stunning Regency town of Sidmouth is positioned part way along the rolling coastline of East Devon, noted for its long esplanade, beaches and beautiful public gardens. The town has a range of independent shops and amenities, including a cinema and a theatre. Its recreational facilities include a swimming pool, sailing, cricket, rugby, tennis, bowls and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, as well as rail links due to its positioning on the Paddington and Waterloo lines. The city also has easy access to the M5 at Junction 30 and Exeter International Airport.



## DESCRIPTION

Situated at the end of a cul-de-sac, this spacious detached rendered family home is beautifully presented and offers flexible accommodation throughout. The property has been improved in recent years to create open planned modern living with bifold doors on to the garden, to appreciate the lovely views over Sldmouth.

The accommodation offers a spacious porch, through to the entrance hallway, with rooms leading off. There is a useful utility room and four bedrooms, the main bedroom having an ensuite bathroom and the family bathroom. The open planned living space in the hub of the home, with a glorious kitchen with a variety of cupboards and a large island. There is ample space for both a dining area and sofas and large bifold doors allowing lots of natural light, and leading to the pretty garden. There is also a good sized conservatory.

## OUTSIDE

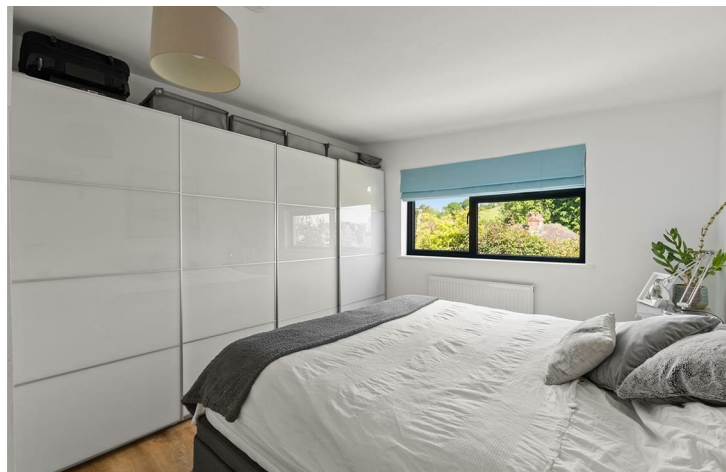
The property offers two off road parking spaces to the front of the property, with a large raised bed for shrubs and landscaping. There is a level garden partly laid to artificial grass, with raised sleeper flower beds and a path leading to the front of the property. There are two terraces for seating to appreciate the fantastic views across the town.

## SERVICES

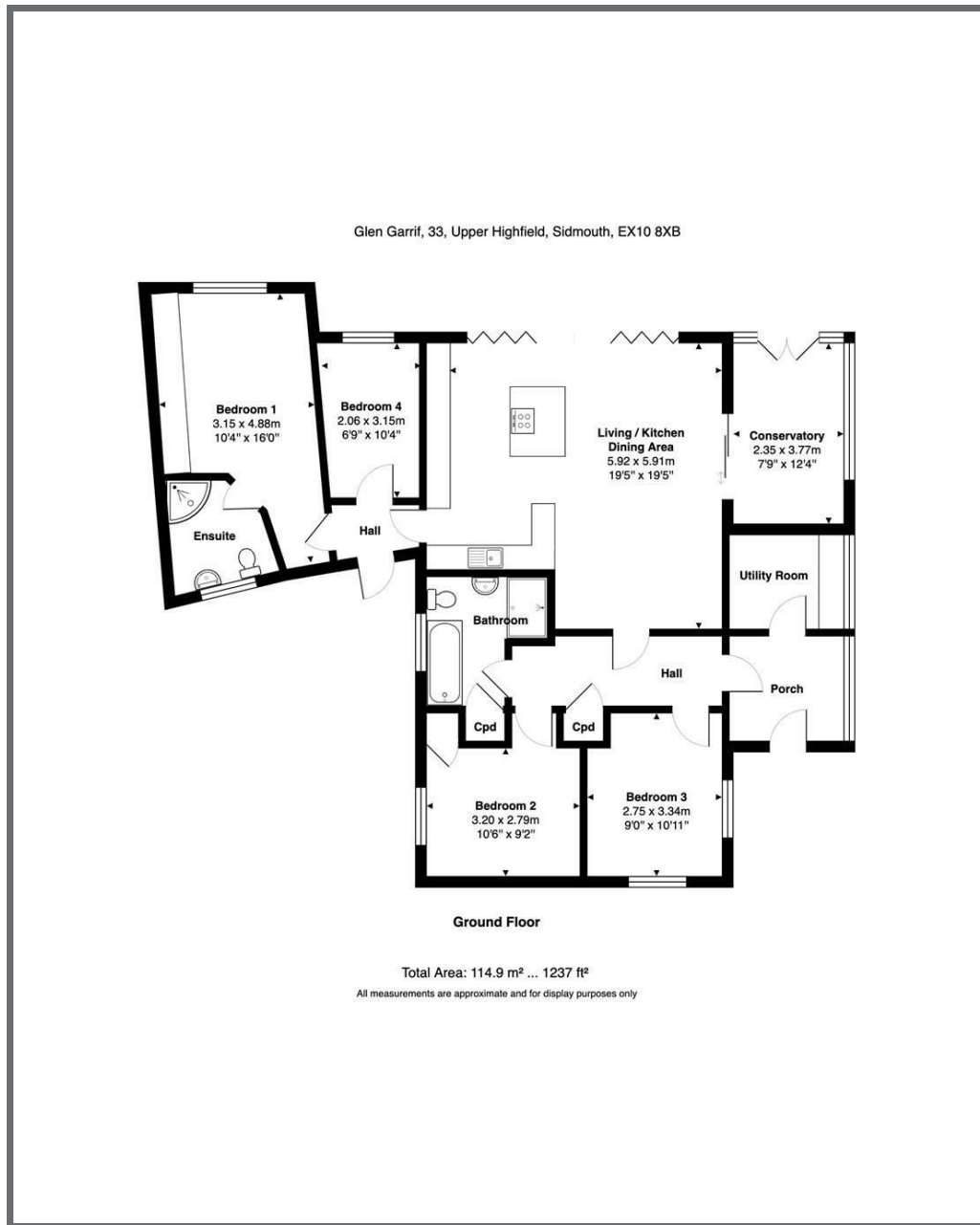
All mains services are connected.

Standard, superfast and ultra fast broadband available. As well as o2, EE and Vodafone mobile phone signal (Ofcom).

## DIRECTIONS



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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