



69, Alexandria Road



STAGS

69, Alexandria Road

, Sidmouth, EX10 9HG

Sidmouth Sea Front 1.3 miles; Honiton 8.5 miles; Exeter 17.1 miles

This beautifully renovated and spacious family home features four double bedrooms, including a luxurious top-floor suite, and light-filled living spaces with a modern kitchen, dining/sunroom, and south-facing living room. Set on a private plot with a detached garage, ample parking, and sunny gardens, it offers comfort, versatility, and a high standard of finish throughout.

- Four double bedrooms
- Two ensuites plus family bathroom
- Spacious living room with views
- Beautiful landscaped patio
- Detached garage
- Large front garden, laid to lawn
- Driveway parking
- Council Tax Band E
- Freehold

Guide Price £680,000

SITUATION

Sidmouth, a picturesque Regency town along East Devon's rolling coastline, is known for its long esplanade, serene beaches, and exquisitely tended public gardens.

A stroll through town reveals elegant streets lined with boutique shops, independent cafés, and inviting pubs that embody the town's timeless charm. This coastal town has become a haven for those drawn to a relaxed lifestyle enriched by natural beauty and a warm, welcoming community. Sidmouth's amenities include a cinema, theatre, and an array of recreational facilities, from swimming and sailing to cricket, rugby, tennis, and golf, making it a perfect choice for outdoor enthusiasts.

The town's pebbled and sandy beach, framed by the dramatic red sandstone cliffs of the Jurassic Coast, offers an ideal setting for both relaxation and water sports.

Alexandria Road is conveniently located and within walking distance of the local C of E Primary School and Secondary School, but also accessible to St Johns Independent School. Sidmouth is within the catchment area for Colyton Grammar School who provide a bus for students from this area. There is a town bus which provides a regular service, in addition there are regular buses to Exeter, Honiton and Seaton.



DESCRIPTION

The house has been expertly renovated and maintained to a high standard, offering a quiet and spacious family home. The accommodation is light, airy, and well-proportioned throughout and whilst the property is situated in an elevated position, on a private road off of Alexandria Road, most of the rooms have views overlooking the town and the surrounding countryside.

The entrance porch and reception hall lead into a bright south facing living room, featuring a charming fireplace and a bay window with pleasant views of the landscaped front garden. The kitchen is modern and well equipped, offering a wide range of cupboards and drawers at both base and eye levels, ample storage, and laminate worktops with space for appliances. It opens into a dining/sunroom, a versatile space with room for a family dining table. Large doors lead directly to the rear garden, making it ideal for summer entertaining.

There is also a separate study on the ground floor, perfect as a home office or snug, along with a convenient cloakroom fitted with a basin and WC.

The first floor features three spacious double bedrooms. The largest bedroom includes a built-in wardrobe and an en-suite WC. The fully tiled family bathroom is fitted with a modern white suite, including a bath with an overhead shower, a basin, WC, and a ladder-style radiator.

On the second floor is a generously sized double bedroom with a luxurious en-suite. This includes a bath, separate shower cubicle, basin, and WC, creating a private retreat.

This well presented home offers space, comfort, and a high standard of finish, ideal for family living.

OUTSIDE

Externally, the home is approached via a gravelled driveway, offering ample parking for up to three cars. The front garden is private and predominantly laid to lawn, enhanced by mature planting and enjoying a sunny southerly aspect that provides sunlight throughout the day. At the rear, a secluded patio area creates the perfect spot for entertaining or relaxing while making the most of the sunshine in a peaceful setting.

The property also features a detached garage, ideal for vehicle storage, a workshop, or additional storage space.

SERVICES

All mains services connected. Gas central heating, which benefits from having had a new boiler installed in 2023.

Mobile signal likely outside with Three, O2, Vodafone and EE. Standard and Superfast broadband available (Ofcom).

DIRECTIONS

From Honiton, take the A375 into Sidford. At the traffic lights, turn right and immediately left onto Sidford Road. Continue for approximately half a mile before turning right onto Tyrell Mead, then follow the road onto Manstone Lane. Proceed straight over the mini roundabout onto Alexandria Road. Look for a no through lane on the right, turn here, and the property will be the third on your right.



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
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

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