



Wini Franz





# Wini Franz

Fortescue Road, Sidmouth, EX10 9QB

Sidmouth Sea Front 1.9 Miles Exeter 15.1 Miles; Honiton 9.7 Miles

Wini Franz is a beautifully presented semi-detached home in the desirable Fortescue area of Sidmouth, offering bright and versatile living spaces with a seamless blend of character and modern convenience. With stunning countryside views, a flexible layout, and a picturesque garden leading to the River Sid.

- Easy Access to Sidmouth
- Direct Access to the River Sid
- Light and versatile accommodation
- Lovely outside entertainment spaces
- Off-Road Parking
- Family Home
- Council Tax Band D
- Freehold

## Offers In Excess Of £500,000

### SITUATION

Situated on the sought-after Fortescue Road, this charming semi-detached family home enjoys a prime location with easy access to Sidmouth while offering stunning countryside views and a sense of privacy. The picturesque 'Byes'—a scenic riverside walk and parkland leading directly to the town centre—is just moments away, providing a tranquil escape into nature.

Sidmouth itself is a vibrant coastal town, renowned for its beautiful esplanade, sandy beaches, and well-maintained public gardens. It boasts a variety of quality shops, amenities, and leisure facilities, including a swimming pool, sailing club, and clubs for cricket, tennis, and croquet. Golf enthusiasts will appreciate the highly regarded local course.

Beyond Sidmouth, the charming coastal villages of Branscombe and Beer lie to the east, nestled within the stunning Jurassic Coast—an internationally recognized World Heritage Site celebrated for its dramatic cliffs and geological significance.

For those needing excellent transport links, the cathedral city of Exeter is within easy reach by car or bus, offering an extensive range of shopping, cultural attractions, and essential services.





## DESCRIPTION

Wini Franz is a beautifully presented semi-detached home situated in the sought-after residential area of Fortescue, Sidmouth. Lovingly improved by the current owners, this charming property offers bright, versatile living spaces with a perfect blend of character and modern convenience.

On the ground floor, the inviting living room features a cozy log burner, elegant picture rails, attractive wooden flooring, and a bay window that fills the space with natural light. Double doors lead to the kitchen/dining room, where stunning garden views create a picturesque setting for everyday dining and entertaining. The kitchen offers ample space for a dining table, making it the heart of the home.

A further reception room, currently used as a fourth bedroom or study, adds to the flexibility of the layout. This floor also benefits from a modern shower room and a practical utility room.

Upstairs, the first floor hosts three well-proportioned bedrooms, each with charming feature fireplaces and breathtaking views from both front and rear windows. The family bathroom is a highlight, boasting a classic roll-top bath with a shower over, perfect for relaxation.

## OUTSIDE

This property boasts a stunning west-facing garden, a true highlight of the home. The level lawn is beautifully complemented by a variety of shrubs and well-maintained borders, creating a serene and private outdoor space. A generous patio area provides the perfect setting for outdoor seating and entertaining, while a charming summer house and a practical storage shed enhance the garden's appeal. At the far end, steps lead directly down to the tranquil River Sid, offering a unique and picturesque feature.

At the front of the property, a spacious driveway provides ample parking for multiple vehicles.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. Standard and ultrafast broadband up to 1000 Mbps, mobile coverage likely outside with EE, O2, Three and Vodafone (Ofcom).

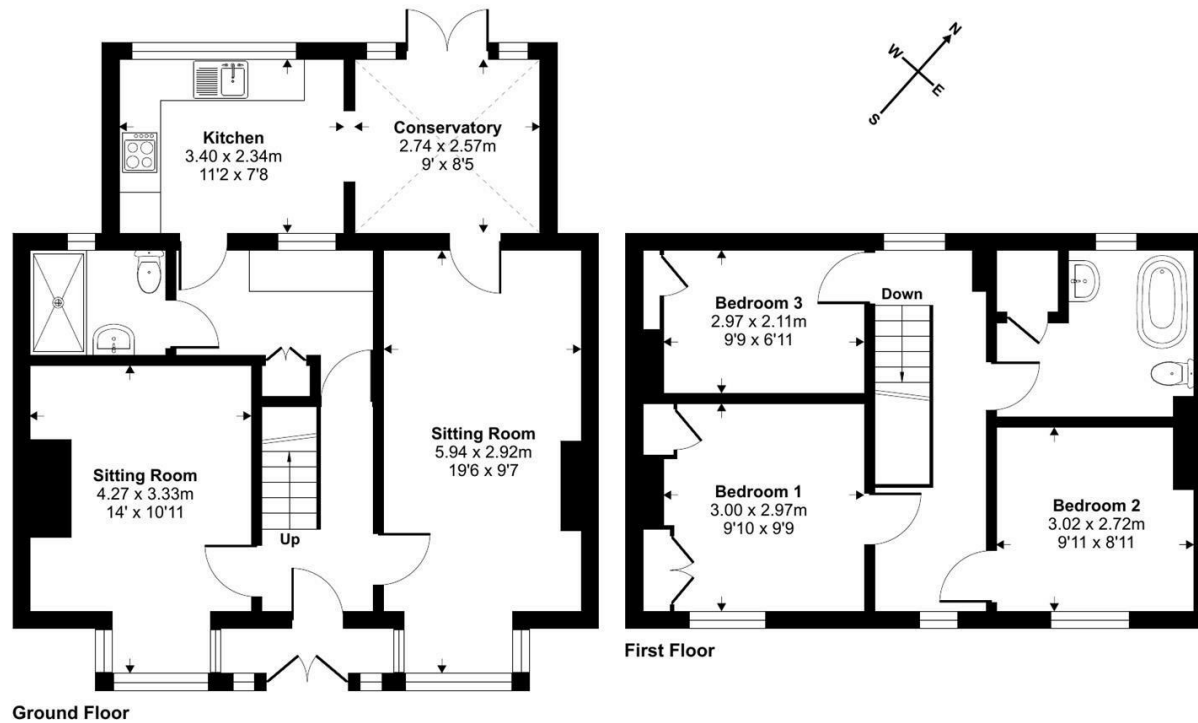
## DIRECTIONS

From The Blue Ball Inn at Sidford travel east along the A3052 and take your next right onto Fortescue Road and after half a mile the property will be on your right.



Approximate Area = 1183 sq ft / 109.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 995388

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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