



41, Higher Brook Meadow



**STAGS**

# 41, Higher Brook

Sidford, Sidmouth, EX10 9ST

Sidmouth Beach 2 miles; Honiton 7.5 miles; Exeter 14 miles

This well-presented home offers a practical layout with a bright lounge, conservatory, and a spacious kitchen/dining area, along with three bedrooms and a modern family bathroom. Outside, the property features off-road parking and a generous rear garden with patio seating, a lawn with fruit trees, a play area, and stunning countryside views.

- Three Bedrooms
- Garden with fabulous views
- Freehold
- Modern fitted kitchen
- Downstairs cloakroom
- Well presented accomodation
- Easy access to local amenities and coast
- Conservatory
- Utility room

Guide Price £395,000

## SITUATION

The popular village of Sidford is on the northern fringes of Sidmouth and offers a range of amenities, including pub, church and stores including a Waitrose, along with regular bus services. The village has fantastic communication links and is just two miles from the Regency town of Sidmouth, noted for its long esplanade, beaches and public gardens.

Sidmouth has a range of independent shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis 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 renowned for its geological interest and dramatic cliffs and beaches.

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



## DESCRIPTION

This well-presented home offers a practical layout with comfortable living spaces and a generous rear garden. The ground floor includes a bright lounge with double doors leading to a conservatory, which provides additional living space and access to the garden. The kitchen and dining area feature fitted units, integrated appliances, and French doors into the conservatory. A utility room with space for laundry appliances also serves as a cloakroom.

Upstairs, there are three bedrooms, with the main bedroom enjoying countryside views. The family bathroom includes a four-piece suite with a separate shower enclosure.

## OUTSIDE

Outside, the property benefits from off-road parking at the front. The rear garden is a standout feature, offering stunning countryside views. A patio seating area provides the perfect spot to take in the scenery, while steps lead down to a lawn with fruit trees. Beyond, a further lawn and additional seating areas make the most of the open outlook. The garden also includes a shed for storage and an outdoor tap.

## SERVICES

Standard, superfast and ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom).

## DIRECTIONS

From the centre of Sidmouth proceed up the road and at the roundabout continue straight across, following Vicarage Road, Temple Street and Arcot Road to Exeter Cross, bearing right to join Sidford Road. At the end of the road, at the crossroad junction in Sidford turn left, taking the next right into Frys Lane. Take the second left into Higher Brook Meadow and turn right just before the play park, then take a further right signposted to 24-28 and 37-42. The property can be found on your right at the end of the no through road.



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.



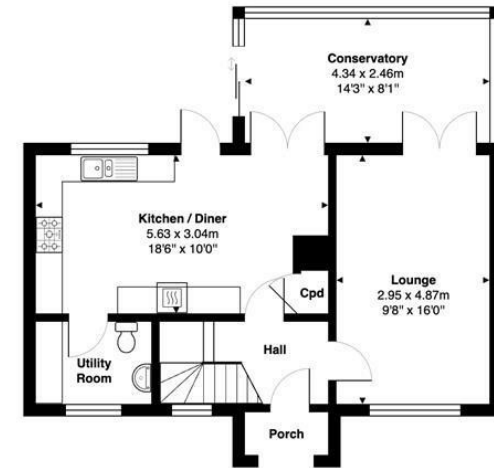
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	63
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	77
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

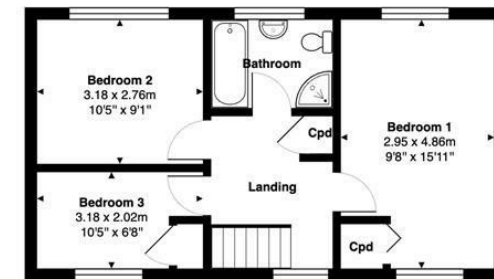
honiton@stags.co.uk

01404 45885

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Ground Floor



First Floor

Total Area: 97.6 m<sup>2</sup> ... 1050 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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