



42 Peaslands Road



STAGS

42 Peaslands Road

, Sidmouth, EX10 9BE

Sidmouth beach: 1 mile Budleigh Salterton: 8.7 miles Exeter: 14.4 miles

This beautifully modernised period property effortlessly blends timeless character with contemporary living, tailored to meet the demands of modern family life.

- Period townhouse
- Two reception rooms
- Close to The Byes
- Off-road parking
- EPC D
- Five bedrooms
- Private gardens
- Modernised throughout
- Freehold
- Council Tax Band E

Guide Price £575,000

SITUATION

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. 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

The well-designed ground floor offers generous and sociable living space, featuring a bright sitting room with a bay window and a charming wood-burning stove. This inviting area flows seamlessly into the dining room, creating an ideal setting for both everyday living and entertaining. Double doors open into the sleek kitchen/breakfast room, which boasts a stylish fitted kitchen with integrated appliances, two skylights, and patio doors that flood the space with natural light and provide direct access to the garden. A versatile study, perfect for home working or as a playroom, completes the ground floor.

The first floor comprises three well-proportioned bedrooms and a stylish family bathroom. The second floor hosts two further bedrooms and a modern shower room, ideal for guests.

OUTSIDE

The rear garden is accessed via a set of steps and offers a delightful outdoor space, mainly laid to lawn and bordered by mature shrubs and hedging. A raised patio seating area at the far end provides the perfect spot for al fresco dining or relaxing in the sun. Beyond the patio lies an area for off-road parking for one vehicle.

SERVICES

All mains services connected. Gas-fired central heating. Standard, superfast and ultrafast broadband available. Mobile signal likely with Three, EE, O2 and Vodafone (Ofcom).





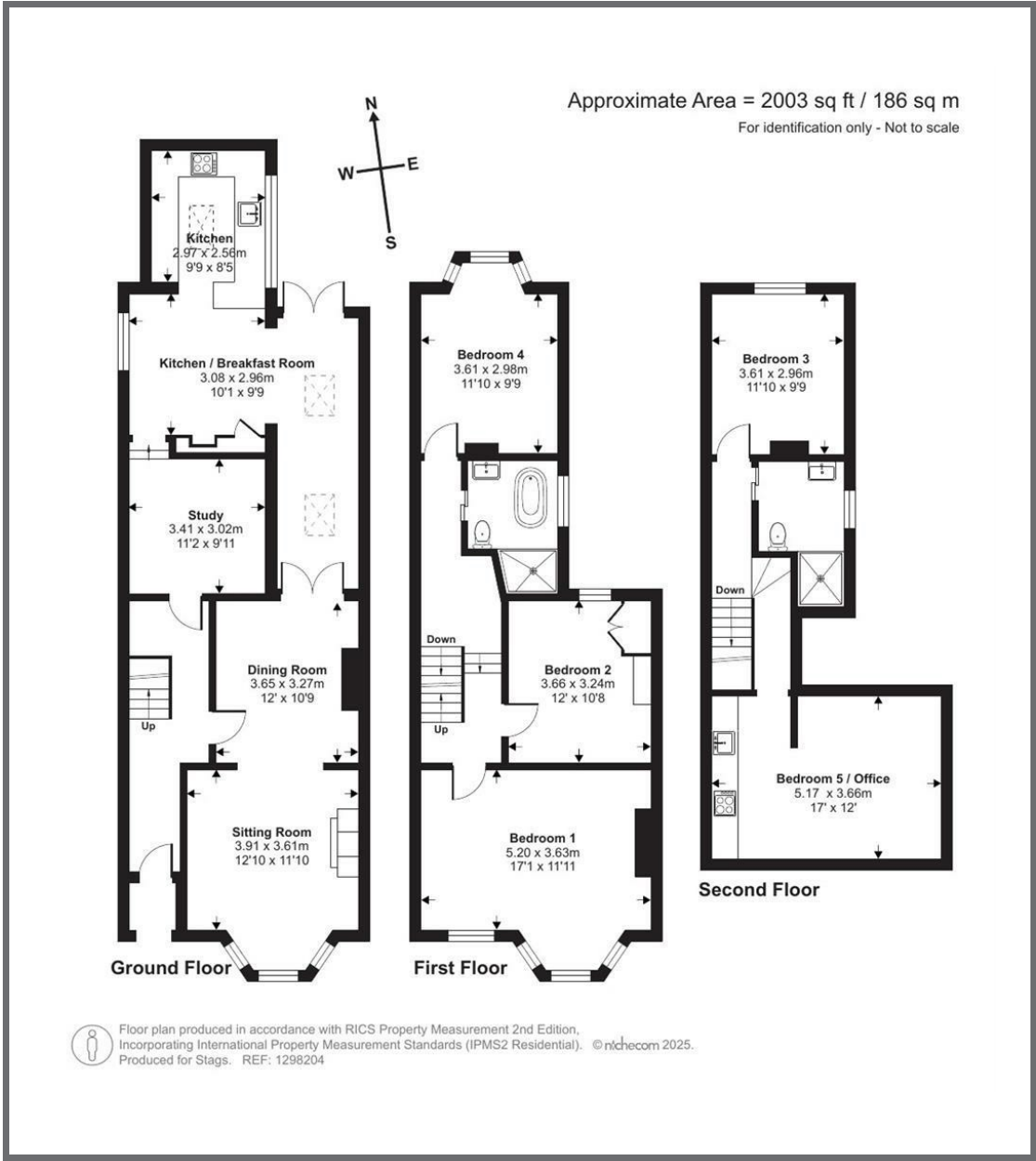
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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