



HARRISON
LAVERS &
POTBURY'S

The Hermitage Vicarage Road Sidmouth EX10 8UF

£765,000 FREEHOLD

A charming Grade II Listed Gothic style house, now in need of refurbishment and having an almost level plot and within a short stroll of the town centre.

'The Hermitage' was originally a farmhouse and was probably refurbished as a villa in the early nineteenth century and retains much of its original character and charm. The front elevation in particular has striking features which include large Gothic style sash windows and decorative facias.

The gardens are a good size and are enclosed, being predominantly to the south elevation. Gates from Vicarage Road open onto a gravel driveway which provides parking and turning and gives access to a detached double garage (6m x 5.25m).

The accommodation is spacious, the majority taking full advantage of the southerly aspect. Modernisation and refurbishment is now required, however gas fired central heating is installed.

On entering the property an entrance porch opens into a good size reception hall which has a turning staircase rising to the upper floor along with a useful cloaks area and adjoining WC.

The sitting room and dining room are both very well proportioned, the sitting room having access to the garden and having a feature Minster fireplace with gas fired woodburning stove. The dining room features a large bay window and also has an attractive feature fireplace. A large kitchen/breakfast room offers a good range of storage along with worksurfaces incorporating a small central island. Recessed is a Range style cooker





featuring a gas oven and five ring hob, along with cooker hood over. There is an integrated fridge and freezer along with space for further appliances. A stable door from the kitchen leads into a rear lobby with further storage cupboard and this in turn leads into the garden.

To the first floor the landing offers a range of storage cupboards along with access to the roof space via a sliding ladder. The master bedroom has a wide bay window and has fitted wardrobes along with an en suite shower room which is fitted with a walk-in shower, WC, wash basin and has part tiled walls. There are three further bedrooms, two enjoying a lovely outlook over the garden and there is a family bathroom which is a good size and comprises a panel bath, separate shower cubicle, WC and wash basin along with vanity cupboards.

The mature gardens take full advantage of the south and westerly aspect and have areas of lawn with adjoining shrub borders and numerous inset trees. A garden room/summerhouse enjoys a southerly aspect with glazed doors and there is an outhouse comprising three stores, one having a range of fitted cupboards along with power.

Within level walking distance is the town centre which has numerous independent shops and High Street chains along with the beautiful Regency esplanade and seafront. There are regular bus services nearby and within a short stroll is The Byes, a delightful riverside walk.

OUTGOINGS We are advised by East Devon District Council that the council tax band is G.

EPC: N/A

POSSESSION Vacant possession on completion.

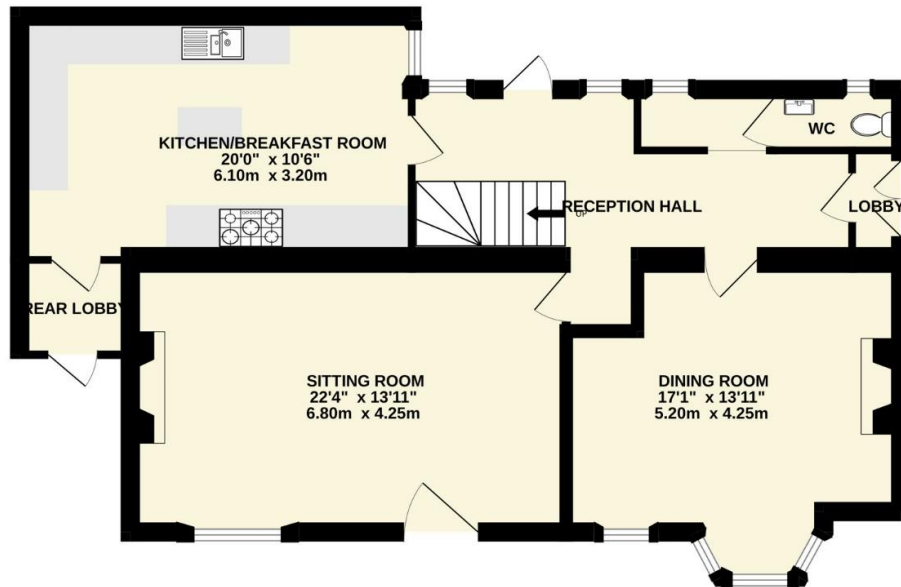
REF: DHS02203

DIRECTIONS From the Radway cinema, proceed away from the town passing Connaught and Victoria Road on the left and the property will be seen a little way along on the left. For viewing purposes, we would please request that applicants arrive on foot.

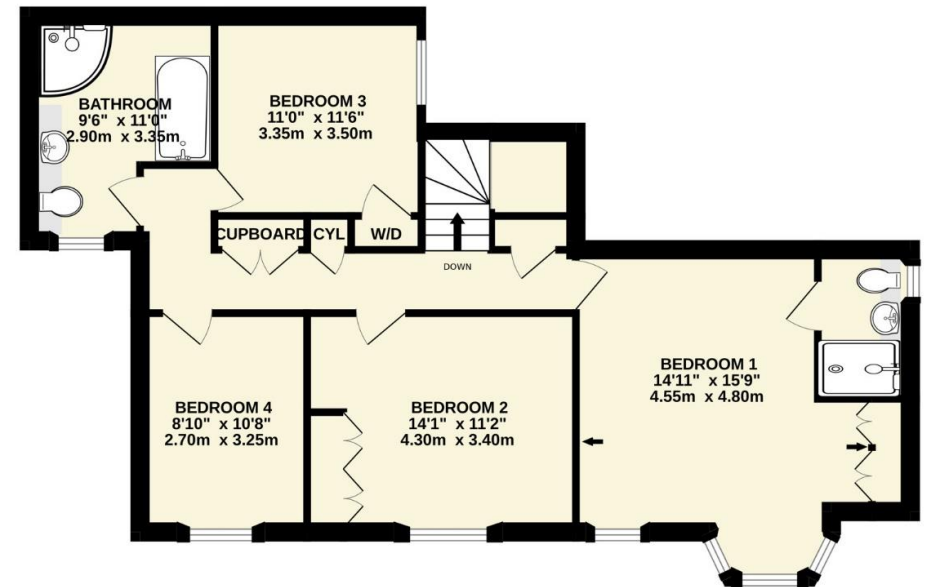
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.



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