



HARRISON
LAVERS &
POTBURY'S

Bickwell Brook Bickwell Valley Sidmouth, EX10 8SQ

£950,000 FREEHOLD

Situated in one of Sidmouth's most sought after residential areas, a spacious detached house with good size garden and garaging.

Bickwell Brook occupies an almost level site to the west side of the town. The town centre is within half a mile and offers an excellent range of facilities and services along with the esplanade and seafront.

Accessed via double gates from Bickwell Valley Road, a driveway provides ample parking and turning and gives access to two large garages, both having an electric roller door and there is a large roof space above.

On entering the property, a large garden room entrance overlooks the gardens and has wide bi-fold doors to two sides. A reception hall has stairs rising to the upper floor along with a useful cloakroom/WC off and there are glazed double doors leading into a good size kitchen/dining room. This enjoys a lovely dual aspect south and west and offers a good range of storage along with worksurfaces and built in appliances. There is also a useful adjoining utility area.

The sitting room enjoys a westerly aspect and has a Minster fireplace and sliding patio doors leading into the garden room and glazed double doors lead into





an adjoining reception/dining room which also has bi-fold doors leading into the rear garden.

To the first floor there are four bedrooms, the master bedroom enjoying a south westerly aspect and having fitted wardrobes along with an en suite shower room and there is a separate family bathroom. The first floor landing gives access to a large balcony which enjoys a very pleasant outlook over the gardens and into Bickwell Valley.

The house benefits from having uPVC double glazed windows and radiator central heating via an external heat pump. There are also solar panels fitted to the main roof.

The property and gardens extend to approximately a third of an acre, with the majority enjoying a south and westerly aspect. The gardens are partly walled and have areas of lawn with adjoining borders containing numerous shrubs and inset trees with the Bickwell Brook running through the main section of garden. To the rear of the house there are paved patio areas along with three sheds and a greenhouse.

There are two garages, both of a good size and both having an electric roller door along with light and power. From one of the garages there is a wooden staircase that rises to a large roof space which has a Velux window.

The property lies within a conservation area to the west side of Sidmouth's town centre. The town centre offers numerous independent shops and High Street chains along with beautiful public gardens and regular bus services to the surrounding area. There is also a theatre, cinema, numerous sports clubs including an eighteen hole golf course.







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

POSSESSION Vacant possession on completion.

EPC: C

REF: DHS02217

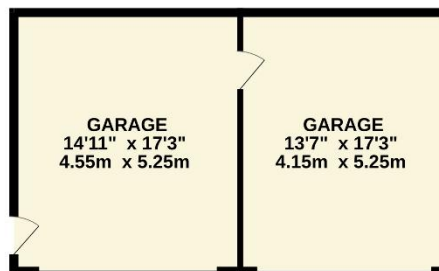
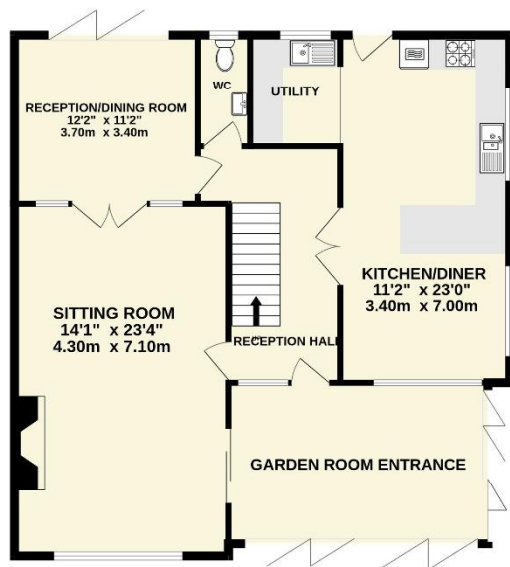
DIRECTIONS From the top of the High Street turn left into All Saints Road and continue to the next mini roundabout opposite The Woodlands Hotel. Turn left and then immediately right into Cotmaton Road and proceed to the crossroads. Turn right and pass Convent Road on the right. Continue along Bickwell Valley Road and the property will be found a little way along on the right.

VIEWING Strictly by appointment with the agents.

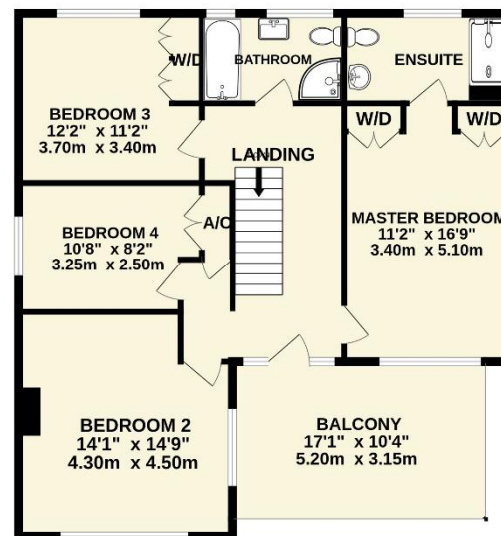


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.

GROUND FLOOR
1574 sq.ft. (146.2 sq.m.) approx.



1ST FLOOR
907 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 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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