



HARRISON
LAVERS &
POTBURY'S

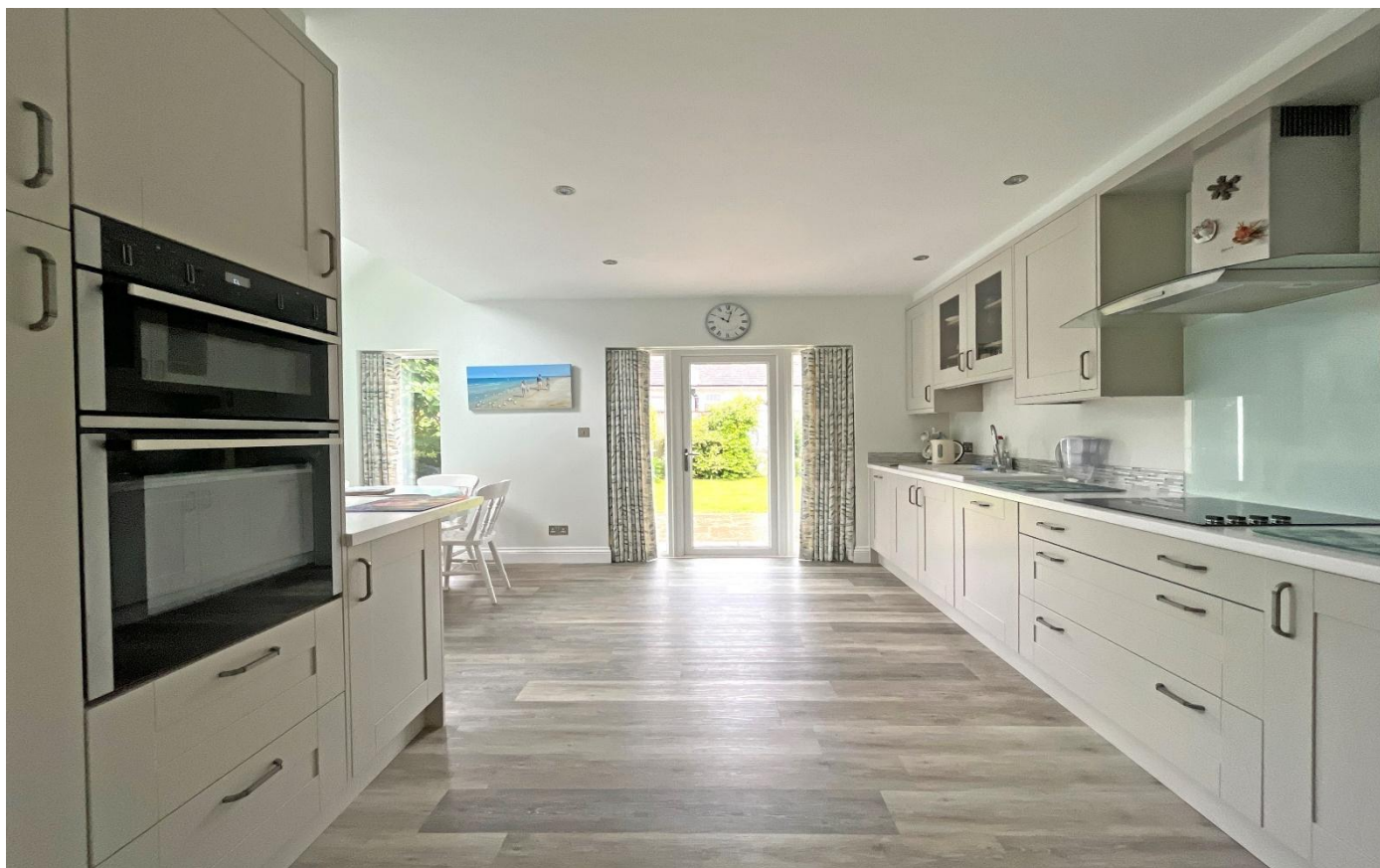
13 Roselands
Sidmouth
EX10 8PD

Guide Price
£865,000 FREEHOLD

An attractive pre-war detached house situated in a desirable and convenient location, a short walk from the town centre and seafront.

Presented in superb order throughout with gas central heating and uPVC double glazing, the property has been the subject of considerable improvement in recent years, most notably a kitchen extension. On entering the property via a period arched timber front door, the entrance hallway is double aspect with oak flooring. A most impressive kitchen/breakfast room has a good range of modern units with integrated dishwasher, fridge, oven, grill and induction hob. Windows and a patio door look south westerly into the rear garden, a Velux brings additional light and there is under floor heating. The sitting room is double aspect to include patio doors opening into the rear garden. There is a separate study and a utility room with WC off.

On the first floor, the main bedroom has windows and a glazed door onto a balcony, enjoying a fine south westerly view, with Muttersmoor in the distance. The en suite shower room has a mains shower. There is a good size second double bedroom, two single bedrooms and well appointed main bathroom.





The house stands on a level corner plot with off road parking for two cars. The main garden is to the rear, enjoys a south westerly aspect with a large patio, lawn and mature borders. Storage is provided by way of a timber garden shed.

Roselands is an attractive cul de sac made up predominantly of pre-war detached houses, only a quarter of a mile from the seafront and a third of a mile from the heart of the town centre. As such the property is most conveniently placed for all town centre amenities that include an excellent range of independent shops and High Street chains, regular bus services to the surrounding area, a cinema, theatre, indoor swimming pool, public gardens, the Regency esplanade and sports clubs to include sailing, rugby and cricket. Waitrose, Lidl, a modern health centre, popular schools and Sidmouth College can all be found within two miles.

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

EPC: D

POSSESSION Vacant possession on completion.

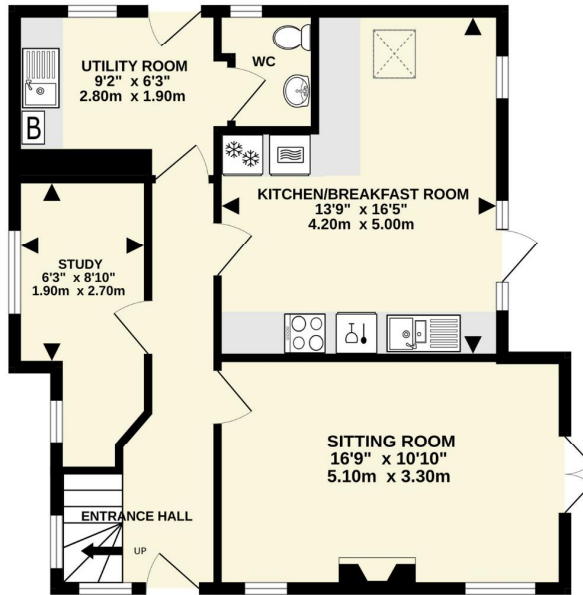
REF: DHS02228

DIRECTIONS From the mini roundabout at The Woodlands Hotel on Station Road, take the southerly exit towards the seafront. After the pinch point take the next left into Roselands and proceed to the T junction and the house will be found on the right.

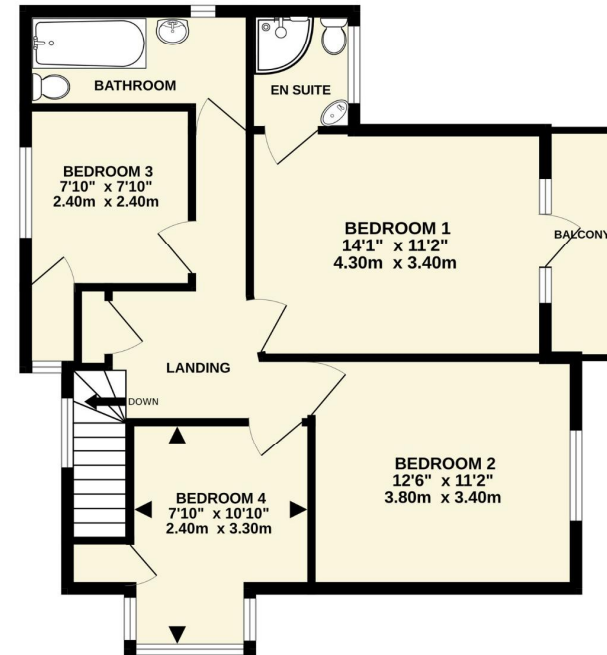
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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