



HARRISON
LAVERS &
POTBURY'S

4 Peak Place, Cotmaton Road Sidmouth, EX10 8SX

£695,000 FREEHOLD

An impressive three bedroom semi-detached home of contemporary design, offering spacious accommodation and situated to the west side of town, adjoining Sidmouth's golf course.

Converted in 2009, Peak Place is an interesting contemporary conversion of a former Victorian reservoir and consists of five properties that occupy an elevated position within half a mile of Sidmouth's town centre where there are an excellent range of amenities along with the esplanade and seafront.

This particular property enjoys a south easterly aspect and in the winter months, enjoys views to the sea and to the rear elevation there is a lovely outlook over the golf course towards Muttersmoor. The garden predominantly lies to the south side of the house and takes full advantage of the aspect.

The property offers well presented accommodation arranged over three floors and benefits from having double glazed windows and doors along with gas fired under floor heating. The majority of the living space is located on the first floor and takes full advantage of the east and west aspect, the living room having a large floor to ceiling picture window along with a door and Juliet balcony, enjoying the lovely outlook to the golf course. Adjoining this is a well fitted kitchen/dining room which enjoys an easterly aspect with double doors and Juliet balcony. The kitchen offers an excellent range of storage units along with quartz worksurfaces and integrated appliances comprising electric oven, microwave/combi oven and warming drawer, an inset five ring gas hob with canopy cooker hood over and there is an integrated dishwasher, fridge and freezer.





At ground floor level there is a large reception hall with coat and airing cupboard, an understairs recess featuring fitted bookshelves, access to the garden and a utility room which offers further storage and space and plumbing for a washing machine and tumble dryer. The ground floor also offers two double bedrooms, one with an en suite shower room and there is a separate family bathroom. On the top floor there is the master bedroom which features four Velux windows, enjoying a westerly aspect and there are two large walk-in wardrobes. The bathroom/shower rooms are all fitted with white suites and have attractive tiling.

The gardens are a feature of the property, the majority enjoying a south and westerly aspect. The garden has been landscaped with areas of lawn, adjoining well stocked shrub borders and a seating area along with an extensive patio area which takes full advantage of the aspect and is ideal for entertaining. Adjoining the rear of the house is a good size garden store and there is an adjoining gravelled courtyard area which adjoins the rear ground floor bedroom.

Peak Place is approached via Sidmouth Golf Club with the entrance to the development offering visitors parking along with a well kept area of communal garden and access to an undercover parking area. The property has an undercover parking space together with a further space outside. There is also a bicycle store and dustbin storage shed.

MAINTENANCE We are advised that the property pays a share of the maintenance of communal areas.

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

EPC: C

POSSESSION Vacant possession on completion.

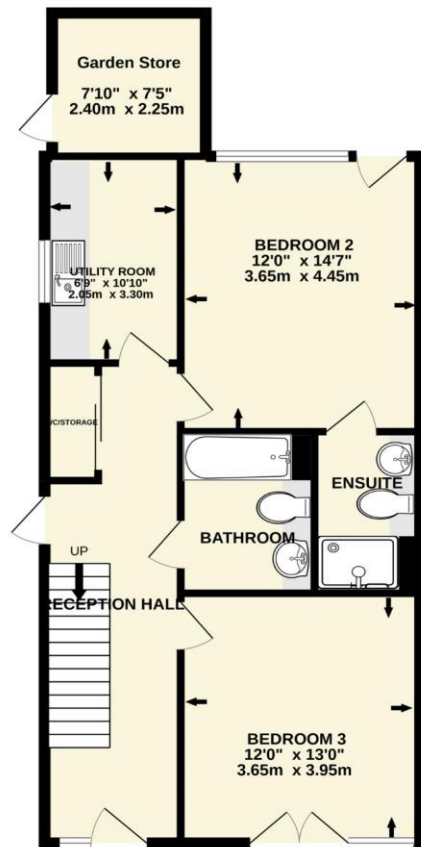
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DIRECTIONS From the esplanade proceed west joining Peak Hill Road and continue up the hill taking the first turning right into Cotmaton Road. Take the first left signposted for the golf course and Peak Place will be found at the top on the left.

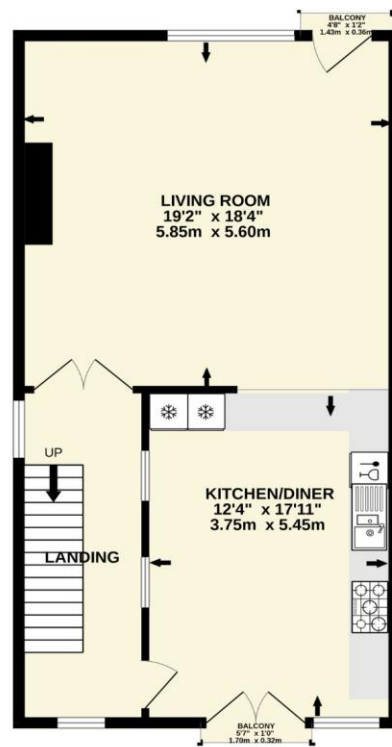
VIEWING Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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