



HARRISON
LAVERS &
POTBURY'S

19 Roselands Sidmouth EX10 8PB

£750,000 FREEHOLD

Occupying a level and convenient position within a short stroll of the town centre and seafront, a spacious four bedroom detached house with garage, driveway and easy to manage garden.

Offered for sale with no on-going chain, this most attractive detached property occupies a corner site in a most convenient situation. Roselands is a level cul de sac situated within a short walk of the town centre which offers an excellent range of amenities and services along with the esplanade and seafront. Within a few minutes' walk of the house is Station Road where there is a regular bus service to the surrounding area.

The property offers spacious accommodation arranged over two floors and is now in need of general modernisation throughout, however gas fired central heating and double glazed windows are installed.

On entering the property an entrance porch has a glazed door and leaded light panels along with the substantial oak front door which leads into the reception hall. This has the staircase rising to the upper floor which is fitted with a stair lift and there is an understairs cupboard, along with a WC/cloakroom off.





A well proportioned sitting room enjoys a lovely dual aspect with large bay window to the south elevation. Sliding patio doors lead into the garden and there is a feature fireplace along with shelving to one of the alcoves.

A separate dining room can be accessed from the sitting room or reception hall and enjoys an easterly aspect and a large kitchen/breakfast room enjoys a triple aspect. The kitchen area offers a range of storage cupboards, along with worksurfaces and a freestanding electric cooker, cooker hood, dishwasher and fridge/freezer. There is also a walk-in pantry with light and shelving along with access into a good size garage where there is a utility area.

The first floor landing has storage cupboards along with access to the roof space with sliding ladder. There are four good size bedrooms, three enjoy a view towards Salcombe Hill, the main bedroom being dual aspect with a large bay window to the south side. The first floor also offers a family bathroom comprising a bath, shower cubicle, WC, bidet, and wash basin. There is also a separate shower room and WC.



There are small areas of garden which have been designed for ease of maintenance, being mainly paved, incorporating areas for seating along with adjoining well stocked shrub borders. There is a brick paviour driveway providing parking and this leads to the attached garage which has an electric roller door along with light and power. To the rear of the garage is a utility area where there is a sink unit with storage under, worksurfaces and space for further appliances. The garage also houses the gas fired boiler and has a back door leading into the garden.





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

POSSESSION Vacant possession on completion.

EPC: D

REF: DHS02293

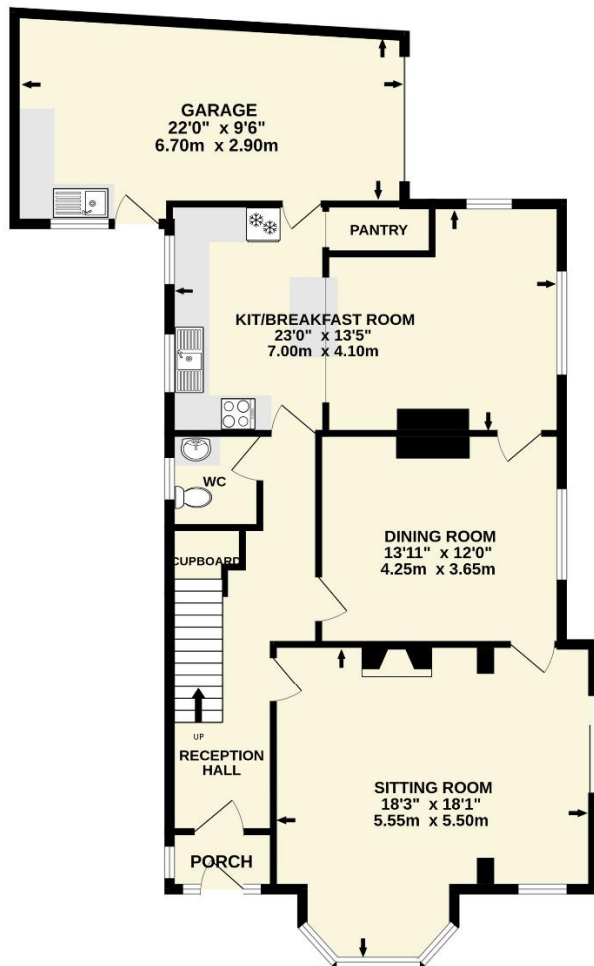
DIRECTIONS (On foot) From Sidmouth's Cottage Hospital follow the pathway heading south and continue turning right following the footpath beside the rugby club. With the rugby club on the right take the pathway immediately behind which leads directly into Roselands. **(By car)** At the top of the High Street turn left into All Saints Road and continue to the mini roundabout opposite The Woodlands Hotel. Take the first exit continuing through the pinch point and take the first turning left into Roselands.

VIEWING Strictly by appointment with the agents.

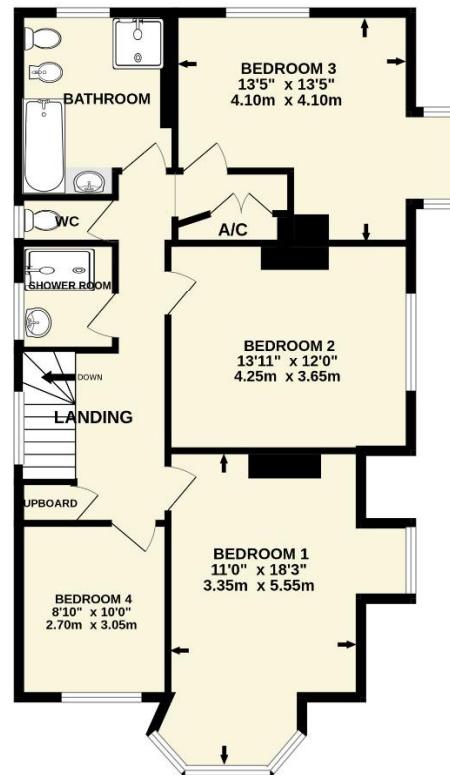


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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
1145 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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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