



HARRISON
LAVERS &
POTBURY'S

2 Corefields Sidford Sidmouth EX10 9SG

£775,000 FREEHOLD

Enjoying lovely views over the valley, a beautifully presented three bedroom detached bungalow, having recently been altered with a stunning extension.

Presented in superb decorative order throughout, with gas fired central heating and uPVC double glazing, this three bedroom detached bungalow is approached via a large block paved driveway which provides ample parking and turning. A few steps lead up to a wide paved terrace which adjoins the front of the bungalow and takes full advantage of the lovely views across the valley.

An entrance porch leads into a spacious reception hall which offers various storage cupboards along with a cloaks/WC. Sliding pocket doors lead straight into the recent extension which provides a triple aspect kitchen/dining/family room. This room enjoys a lovely outlook to the rear garden and features wide sliding patio doors along with a high-level window and vault ceiling with two large Velux windows. The kitchen area is beautifully fitted with a range of storage units, worksurfaces and there are integrated appliances comprising a split-level electric oven, induction hob, cooker hood, dishwasher and fridge/freezer. The room also features a fireplace with flame effect electric fire and there is an adjoining utility room offering further storage and having space for further appliances.





A separate sitting room enjoys a lovely southerly aspect and takes full advantage of the views towards Salcombe hill. There are three bedrooms, the main bedroom having fitted wardrobes along with an adjoining dressing room and en suite shower room. There is also a separate family bathroom which along with the en suite is beautifully fitted with a white suite and has attractive tiling.

The en suite shower room and the new extension both feature under floor heating.

A further advantage to this bungalow is the large roof space which is accessed via an oak and glazed staircase from the reception hall. These areas are not formally part of the accommodation but have been used for storage and hobbies areas.

The gardens are also beautifully presented and extend to approximately a quarter of an acre. There are large areas of lawn to both the front and rear, both having adjoining borders containing numerous ornamental trees and shrubs. Access to the side of the bungalow link the front and rear garden and there are ample storage sheds providing further storage. Adjoining the rear of the bungalow and in particular the kitchen extension is an extensive area of composite decking which is private and has been designed for seating and entertaining. There are further seating areas in the rear garden, a pergola and a large timber summerhouse which is currently used as a gym and has light and power.



The property occupies a slightly elevated position, hence the views. Within walking distance is the popular Waitrose supermarket along with the Beacon Medical Health Centre and within a short drive is Woolbrook where there are various shopping facilities. Sidmouth's town centre and seafront are within a mile and three quarters and offer an excellent range of facilities.





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

POSSESSION Vacant possession on completion.

EPC: D

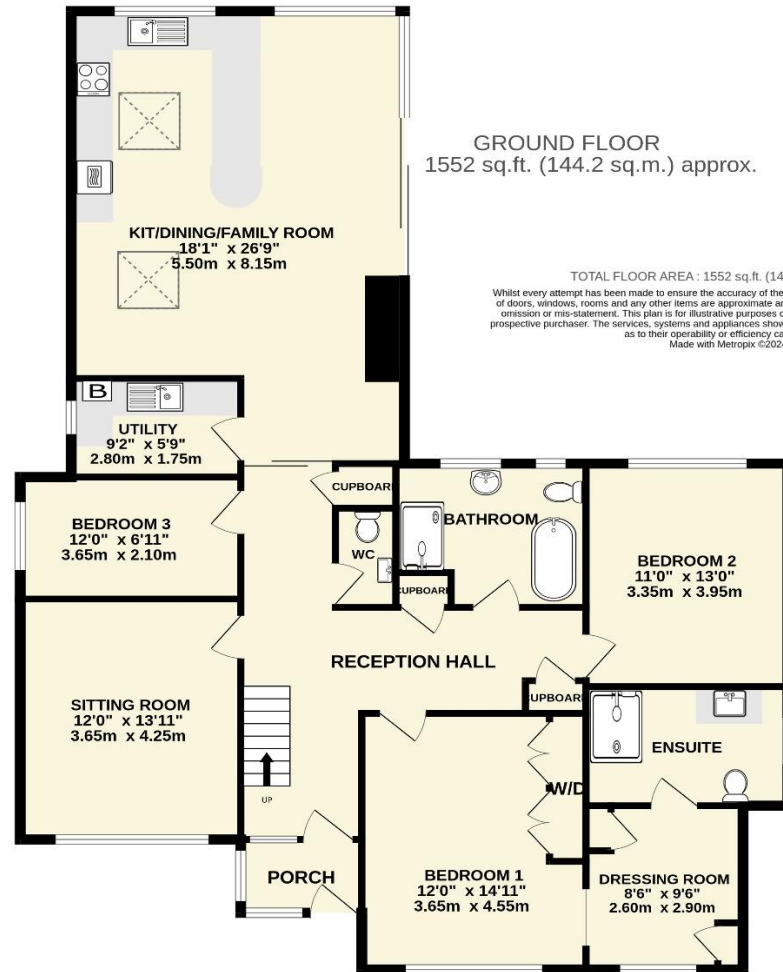
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DIRECTIONS Leaving Sidmouth's town centre head towards Sidford and on meeting the A3052 (Exeter to Lyme Regis road), turn left signposted Exeter. Continue for approximately a quarter of a mile taking the third turning on the right, into Burscombe Lane and Corefields is the first 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.



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