



HARRISON
LAVERS &
POTBURY'S

Carberry
79 Alexandria Road
Sidmouth
EX10 9HG

£695,000 FREEHOLD

Detached three/four bedroom house with large garden, garage and parking and conveniently situated within walking distance of local shops and bus services.

This attractive and spacious detached house occupies a slightly elevated position within a popular and convenient residential area. Woolbrook is within a few minutes walk where a good range of shopping facilities can be found along with bus services to the surrounding area. Sidmouth town centre is a little over a mile away and Sidmouth Primary School and Sidmouth College are within walking distance.

The property is set in a larger than average garden, extending to approximately a quarter of an acre, the majority being to the rear of the house. There is also a good size garage with an adjoining carport and the driveway provides parking for several vehicles.

On entering the property, the reception hall has a useful cloaks/WC and study off along with the stairs rising to the upper floor with fitted stairlift. Two main reception rooms enjoy an outlook over the front garden, both being well proportioned and having French doors and parquet flooring, the sitting room having a fireplace with gas fire.





The kitchen offers a range of storage units, worksurfaces and space for appliances and there is an adjoining breakfast room which has sliding patio doors along with a large utility cupboard with sink and plumbing for a washing machine.

To the first floor there are three bedrooms, all being a reasonable size, the master has fitted wardrobes and cupboards, and there is an en-suite shower room with walk-in shower and basin (No WC). The two further bedrooms also have fitted wardrobes, bedroom three having a bay window which enjoys views to the surrounding hills. There is a family bathroom, along with a separate WC and off the landing is a large linen cupboard. Accessed from the first floor landing is a further staircase rising into the roof space providing a large hobbies room/occasional bedroom. This room also enjoys lovely views and there is access to the eaves space along with a fitted sink which has a cold feed and an electric water heater (No Radiator).

Gas fired central heating is installed and the majority of the windows are uPVC double glazed. **The property is now in need of general refurbishment throughout.**

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

EPC: D

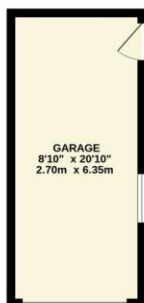
POSSESSION Vacant possession on completion.

REF: DHS02149

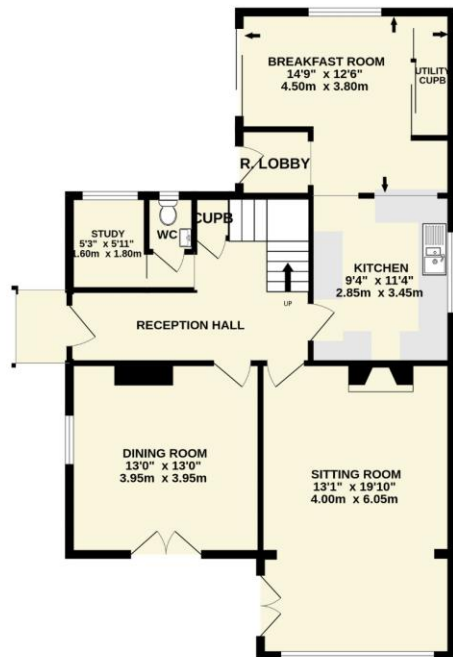
DIRECTIONS Leaving the town centre, passing the Radway Cinema on the left, continue for approximately three quarters of a mile, turning left at Exeter Cross, signposted Exeter. Continue to the mini roundabout, taking the first exit left into Alexandria Road. The house will then be seen a little way along on the right.

VIEWING Strictly by appointment with the agents.





GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 2058 sq.ft. (191.2 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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1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



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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