



HARRISON
LAVERS &
POTBURY'S

12 Davids Close
Sidbury
EX10 0QS

£450,000 FREEHOLD

Short stroll to the village centre - A three bedroom detached house occupying a level site with garage, parking and a rear garden that enjoys a southerly aspect.

Davids Close is a small cul de sac of similar type properties and is conveniently situated within a few minutes walk of the centre of this pretty East Devon village. Facilities include a village store/butchers, along with the Red Lion public house, church and popular primary school. There is also a bus service from the village to the surrounding area.

The house sits on an almost level plot, the majority of garden being to the rear and enjoying a lovely southerly aspect. To one side there is a good size garage and an adjoining driveway providing parking, the garage and house being linked by a useful undercover passageway with conservatory area to one end.

On entering the property, a good size porch leads into the reception hall where there are storage cupboards along with a useful cloaks/WC off. A good size sitting room takes full advantage of the southerly aspect and has sliding patio doors leading into the rear garden and there is a central fireplace with space for electric fire.

The dining room and adjoining kitchen both enjoy an outlook to the front aspect, the dining room enjoying a dual aspect and having an Oriel window. The kitchen offers a good range of storage units, along with worksurfaces and tiled splashbacks and there is a built-in split level double oven, ceramic hob, cooker hood and a freestanding fridge/freezer, dishwasher and washing machine.





The kitchen links to the undercover passageway which then gives access to the garage and the rear conservatory area which in turn leads into the rear garden.

From the reception hall, an attractive turning staircase rises to the first floor where the landing offers a linen cupboard and access to the roof space. The main bedroom is to the rear of the house and has built in wardrobes to one wall and an en suite shower room comprising a shower, wash basin and WC. The two further bedrooms enjoy an outlook to the front aspect and there is a separate family bathroom which is fitted with a white suite and comprises a bath, pedestal wash basin and WC, the bath having a shower attachment.

The majority of the garden is to the rear and is mainly laid to lawn with adjoining shrub borders. There are paved areas adjoining the rear of the house, along with side access via an archway and gate. A further area of lawn is to the front of the property along with a pathway leading to the front door and a brick paviour driveway offers parking and gives access to the garage which has an electric 'up and over' door along with shelving, light and power.

Some modernisation is now required to the property, however gas fired central heating and uPVC double glazed windows are installed.

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

EPC: C

POSSESSION Vacant possession on completion.

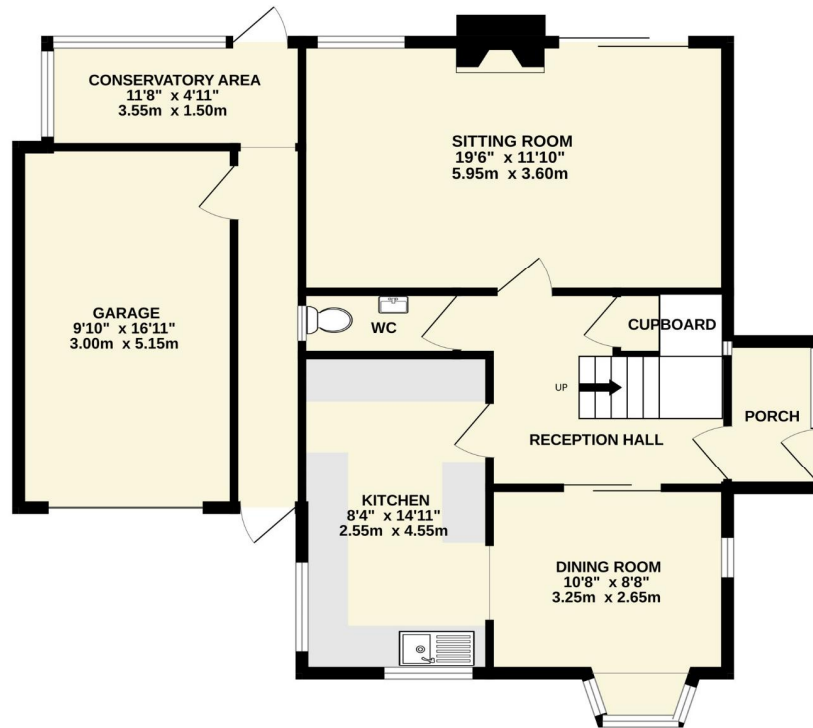
REF: DHS02309

DIRECTIONS Pass Sidbury Church on the right and take the next turning left into Ridgeway. Continue along this lane and Davids Close is the next right.

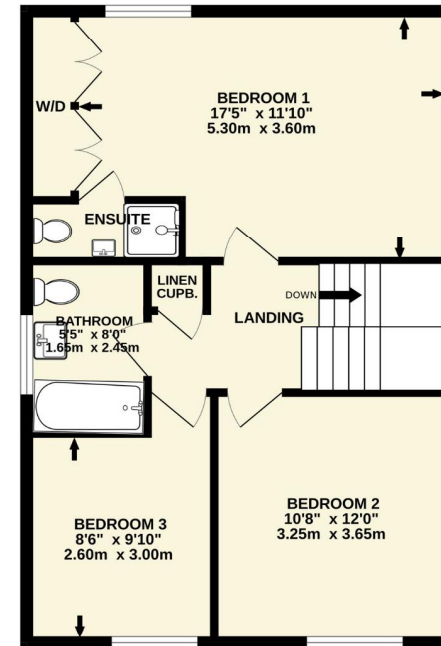
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 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.
Made with Metropix ©2024

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.

Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

