



HARRISON
LAVERS &
POTBURY'S

Pebble House
Cotte Close
Branscombe
EX12 3BH

£575,000 FREEHOLD

A well presented detached house built in the late 1980's, offered for sale with no chain and situated in a pleasant cul de sac location in popular Branscombe.

This detached house is presented in good decorative order throughout, has electric heating, an open fireplace in the sitting room and double glazing. In summary the accommodation comprises an open plan entrance porch and hallway leading to a spacious dual aspect sitting room. The separate kitchen is fitted with a range of units, having space for an electric cooker, fridge/freezer and washing machine. A doorway leads to a separate dining room, with a door opening into the rear garden. Lastly on the ground floor is a bathroom with WC.

On the first floor the main bedroom is of a particularly good size and has dual aspect windows, both with pleasant views over the surrounding area. There are two further double bedrooms; bedroom two looking to the rear and bedroom three to the front and with a cupboard housing a pressurised hot water cylinder. A second bathroom has a front facing aspect.

The house stands on a manageable plot arranged with generous gravel parking to the front with a narrow lawn running along the side of the house leading to a patio at the rear. At the back of the





house the garden is paved, has a log store and personal door into the single attached garage, where there is power and light.

Cotte Close is a pleasant cul de sac of five detached properties situated within a short walk of the popular Fountain Head public house and around two miles from Branscombe beach. Branscombe is a sought after, unspoilt village that falls within the East Devon Area of Outstanding Natural Beauty. Amenities in the village include a primary school, Manor Mill, two public houses, a 12th Century Church and a working National Trust Forge. The popular seaside town of Sidmouth is around three miles away where there are a broad range of amenities including a cinema, theatre, Waitrose, Lidl, numerous independent shops and High Street chains and an eighteen hole golf course.

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

EPC: E

POSSESSION Vacant possession on completion.

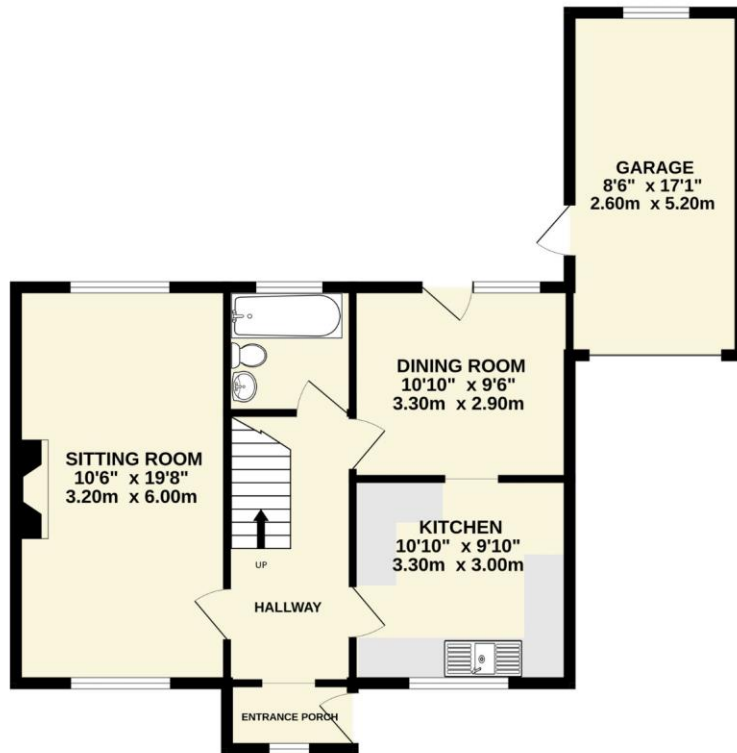
REF: DHS02313

DIRECTIONS Leave Sidmouth travelling along the A3052 in the direction of Lyme Regis and turn right signposted 'Donkey Sanctuary and Branscombe - 2 miles'. At the roundabout take the first exit left signposted 'Weston and Branscombe' and follow the road for just under 2 miles, where Cotte Close will then be found on the left.

VIEWING Strictly by appointment with the agents.

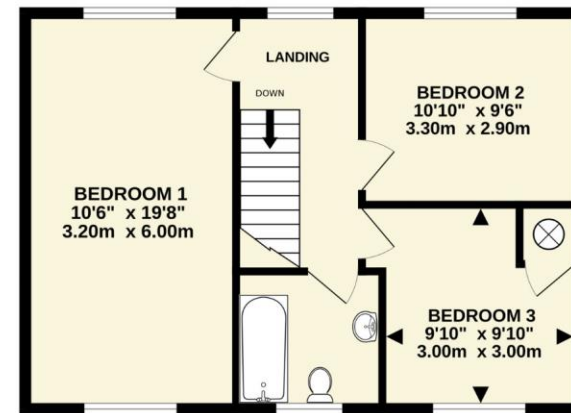


GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 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
545 sq.ft. (50.6 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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