



14 High Meadow
Sidmouth
EX10 9UW

£259,000 FREEHOLD

A good size, linked semi-detached house, presented in modern decorative order throughout, with an attractive kitchen and situated in a peaceful spot, close to local primary schools.

This family home offering gas central heating and double glazing, is essentially semi-detached. A porch entrance leads to a good size hall with storage and on into a dual aspect sitting/dining room, the front facing window having a south westerly aspect and sliding doors opening into the rear garden. The separate kitchen is fitted with modern matt grey units, having a built in oven, hob and dishwasher and space for a fridge/freezer. A side door gives access to a lobby where there is a utility room housing the gas boiler and with space for a washing machine and additional appliance, a separate storage cupboard and access into the front and rear gardens.

On the first floor, the main bedroom is very light with a front facing window which also has the south westerly aspect, the second bedroom has a built-in wardrobe and looks to the rear and there is a third good size single bedroom, again with fitted wardrobe. The bathroom has a white suite with an electric shower over the bath, adjacent to which is a separate WC.





There is a deep lawn garden to the front whilst to the rear, the garden is arranged with ease of maintenance in mind. There are two good size patios, the remainder being laid to bark chippings along with a timber garden shed. The garden features a mature oak that has a tree preservation order.

High Meadow has unrestricted parking and the current owners advise they have always been able to easily park their 3 vehicles close to the house. The cul de sac is only three quarters of a mile from two primary schools and Sidmouth College. The town centre and seafront are around a mile and a half away, the Doctor's Surgery, Waitrose and Lidl are less than half a mile and in general the town offers an excellent range of independent shops and High Street chains, a cinema, theatre, indoor swimming pool, modern health centre, cottage hospital and sports clubs to include rugby, football and an eighteen hole golf course.

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

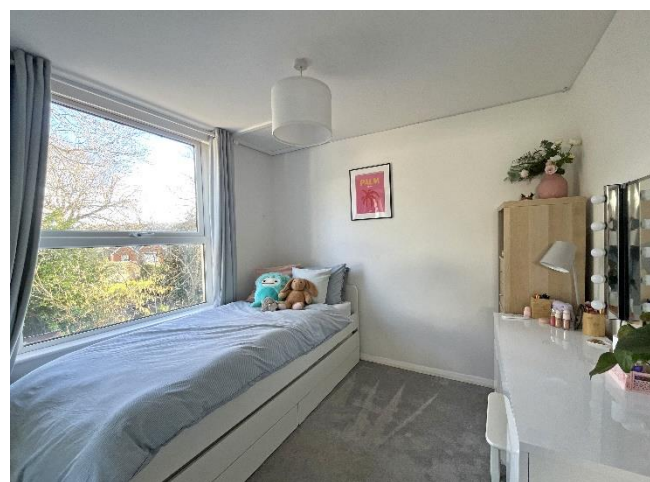
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POSSESSION Vacant possession on completion.

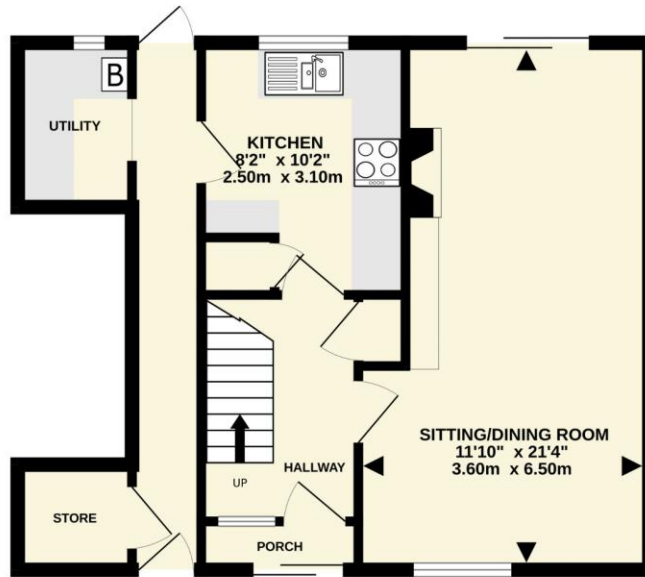
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DIRECTIONS On entering Sidmouth via Woolbrook Road, follow the road for around one mile passing the petrol station on the left. At the mini roundabout take the first exit left into Manstone Lane passing Sidmouth Town Football Club on the right. Take the next left into Manstone Avenue and at the end of the road at the T junction, turn right following the road into High Meadow.

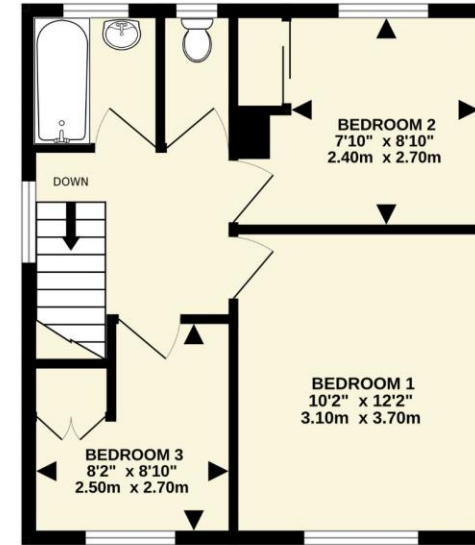
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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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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