



20 Ladymead  
Sidmouth  
EX10 9XN

£210,000 FREEHOLD

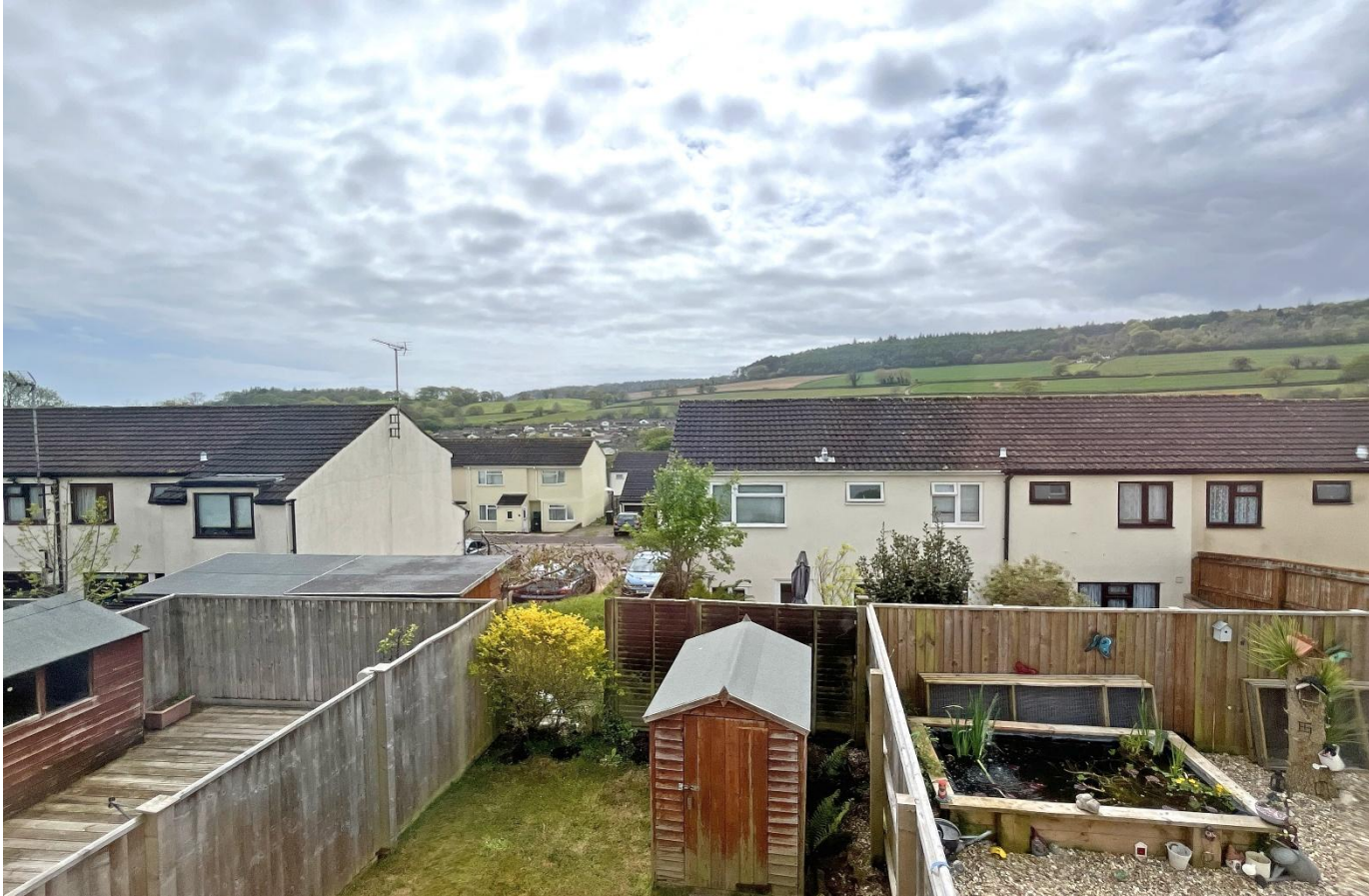
**A smartly presented and modernised, mid-terrace house with off-road parking and south-west facing rear garden.**

Offered for sale with no on-going chain, the property was built in the 1980's and is of timber frame construction. The property presents in excellent order throughout, with uPVC double glazing, gas central heating and neutral decoration. On entering the property, the sitting room has a front facing window, hard flooring and a connecting door to a separate kitchen/breakfast room fitted with a modern, Howdens kitchen to include a built-in oven and electric hob, space for a washing machine, further appliance space and a door to the rear garden.

On the first floor, the main bedroom has a built-in wardrobe and storage, the second bedroom looks to the rear and has a fantastic view to Muttersmoor and lastly the bathroom is fitted with a modern white suite, having a mains shower over the bath.

As mentioned, the house was built in the 1980's and is of timber-frame construction. We therefore politely request that anyone seeking mortgage finance takes advice prior to making an offer to purchase.





To the front of the house is gravelled, off-road parking for one car, whilst to the rear a level, lawn garden enjoys a south-west facing aspect with patio adjoining the back of the house, flowerbeds and a timber storage shed. The side gate is for emergency use only, or for the access of trades with prior approval from the neighbour.

Ladymead is conveniently situated on a regular bus route, in and out of Sidmouth and is within walking distance of Waitrose, Stowford Community Centre and the Beacon Medical Centre. The town centre and seafront are around two miles away, where there are numerous independent shops and High Street chains, cinema, theatre and sports clubs to include rugby, cricket and an eighteen hole golf course.

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

**EPC: C**

**POSSESSION** Vacant possession on completion.

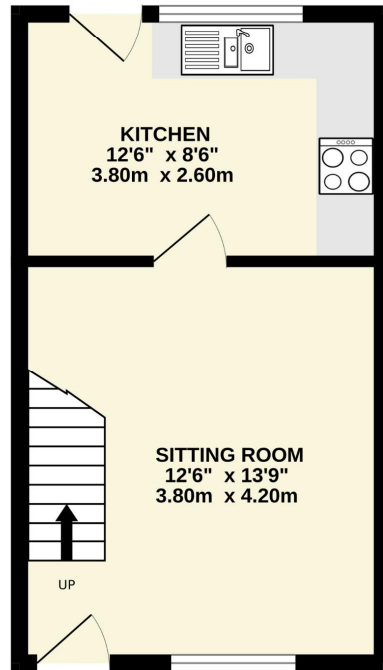
**REF: DHS02354**

**DIRECTIONS** On entering Sidmouth on the A3052 from Exeter, continue straight on at the junction with The Bowd Inn, taking the next right into Woolbrook Road. Follow the road through the pinchpoint, then turning left into Stowford Rise. Take the second left into Ladymead and at the T-junction turn right following the road around to the right and into the cul-de-sac, where the property will then be seen on the right.

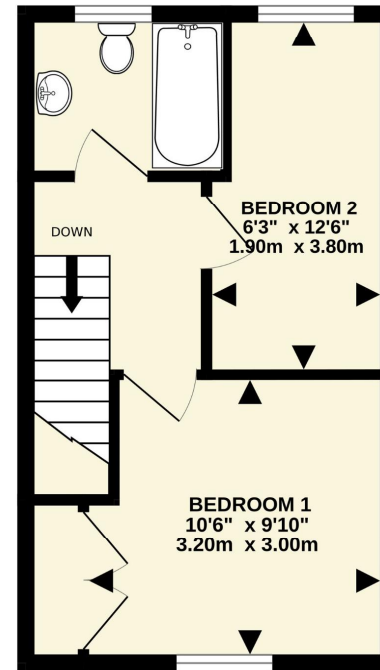
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



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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