



Arran Cottage
2 Colaton Terrace
Cotmaton Road
Sidmouth
EX10 8QU

£350,000 FREEHOLD

Situated to the west side of the town in a popular residential area, a most attractive two bedroom house enjoying a southerly aspect.

Arran Cottage occupies a level position in one of Sidmouth's most favoured roads and is conveniently situated within walking distance of Sidmouth's town centre and the esplanade where there are an excellent range of facilities.

The house enjoys a lovely southerly aspect and in more recent years has been run as a successful holiday cottage. The well presented accommodation is arranged over two floors and benefits from having gas fired central heating and uPVC double glazed windows which includes a bay window to both the sitting room and main bedroom, both taking full advantage of the aspect.

On entering the property via a canopy porch and uPVC double glazed front door, the entrance hall has the stairs rising to the upper floor and opens into the dining room which has a window to the rear aspect. Adjoining the dining room is a cosy sitting room which has an attractive fireplace with living flame gas fire.

The kitchen is to the rear of the house and offers a range of storage units along with worksurfaces and tiled splashbacks.





There are also freestanding appliances comprising an oven with gas hob, fridge/freezer and dishwasher. A useful adjoining utility room has a double glazed roof light and back door, offers further storage and has a freestanding washing machine and tumble dryer.

To the first floor, the landing gives access to the roof space via a sliding ladder. There are two bedrooms, the main bedroom having the bay window to the south side and two useful storage cupboards. The bathroom is very spacious with fully tiled walls and comprises a panelled bath along with a separate shower cubicle, WC and pedestal wash basin and a useful storage cupboard houses the gas boiler.

Adjoining the rear of the house is a pathway providing shared access to Cheese Lane and also gives access to a 'secret garden' which is within a minutes stroll of the back door of the house and enjoys a lovely south westerly aspect. The garden is mainly laid to lawn with numerous inset shrubs and has a timber garden shed and a picket fence with gate.

OUTGOINGS The property has been holiday let but we are advised that the council tax band was previously band C. (This is to be confirm by East Devon District Council.)

EPC: D

POSSESSION Vacant possession on completion.

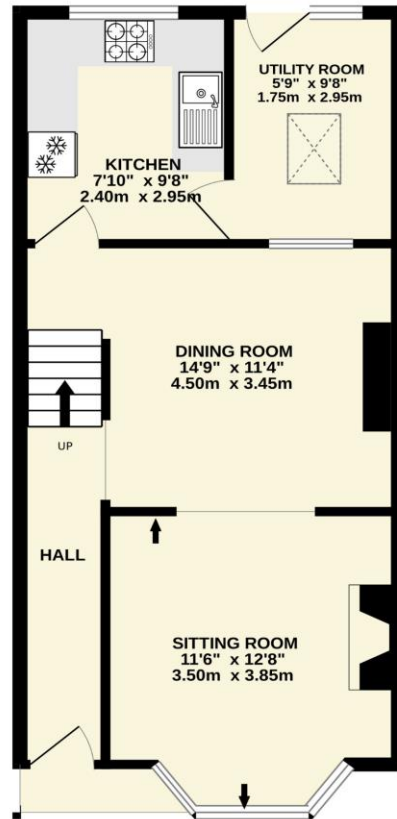
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DIRECTIONS From the top of the High Street turn left into All Saints Road and at the mini roundabout opposite The Woodlands Hotel turn left and then immediately right into Cotmaton Road. Continue passing Cottington Mead on the right. The next turning right is Cheese Lane and Arran Cottage will be seen immediately after this on the right.

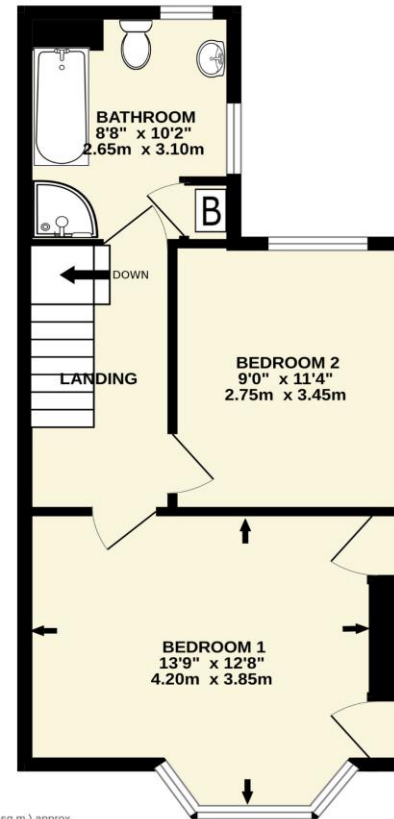
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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