



45 Alexandria Road Sidmouth EX10 9HG

£700,000 FREEHOLD

A most attractive four bedroom detached house, conveniently situated within walking distance of local amenities, bus services and schools.

Occupying a slightly elevated position, this beautiful detached house retains much of its original character and charm and enjoys a lovely south easterly aspect with views, particularly from the upper floors, over the valley towards Salcombe Hill. The spacious accommodation is well presented and arranged over three floors, offering flexibility, with all the principal rooms taking full advantage of the aspect.

On approaching the property, the original wide covered verandah has a tiled terrace, ideal for seating and gives access to the front door. The reception hall is L shaped with the original staircase rising to the upper floors and there is also a useful cloaks/shower room off.

The sitting room and dining room are both very well proportioned, the sitting room being dual aspect with a wide bay window and featuring a stone fireplace with fitted living flame gas fire. The dining room has a large picture window with a view towards Salcombe Hill. The kitchen/breakfast room, also being dual aspect and having French doors to the front elevation offers a range of matching storage units and worksurfaces and there are built in appliances comprising a split level double oven, electric induction hob, cooker hood and integrated dishwasher and fridge/freezer.





A useful adjoining utility room gives direct access to the rear of the house and offers further storage and space for appliances and houses the gas fired boiler.

To the first floor there are three double bedrooms, all having wardrobes and enjoying lovely views across the valley towards Salcombe Hill, with the main bedroom having a wide bay window and window seat. The family bathroom is fitted with a modern white suite comprising a bath with shower attachment, WC, wash basin and a separate shower cubicle along with vanity cupboards, part tiled walls and a tiled floor.

To the second floor is the fourth bedroom along with a study and hobbies room, all of which enjoy stunning views to the surrounding hills.

Gas fired central heating is installed and there is a mixture of single, double and secondary glazed windows.

The mature gardens are predominantly to the front of the house and take advantage of the south easterly aspect. Adjoining the front of the house is a level area of garden which has an area of lawn, adjoining well stocked shrub borders and large patio areas which are ideal for seating and entertaining. Steps lead down to a further area of lawned garden, again with mature shrub borders.



From Alexandria Road, a turning driveway offers parking and leads up to the garage measuring 3m x 5.25m and having an electric up and over door.

To the rear of the property is a paved area along with further lawn and shrub borders and steps lead up to an aluminium greenhouse. There is also a garden store which has light and power.

To the bottom of Alexandria Road is Woolbrook, where there is an excellent range of shopping facilities and bus services. Sidmouth's town centre and seafront are approximately a mile away and offer an excellent range of facilities.





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

POSSESSION Vacant possession on completion.

EPC: E

REF: DHS02367

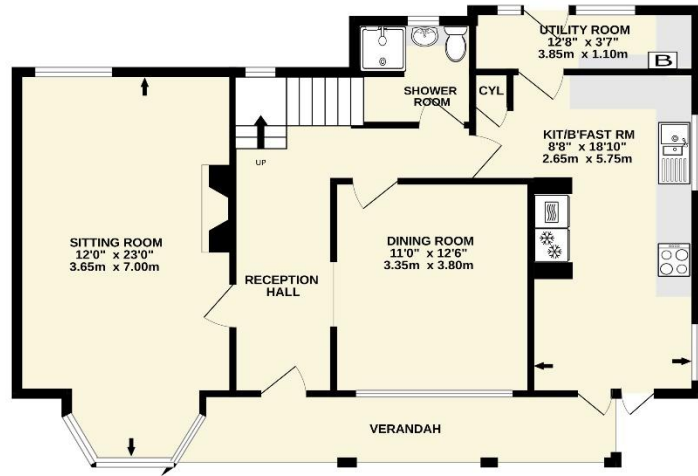
DIRECTIONS At the top of the High Street turn left into All Saints Road, continuing to the mini roundabout, opposite the Woodlands Hotel. Turn right into Station Road and continue for approximately half a mile passing Deans Mead on the right. Take the next turning right into Alexandria Road and pass Winslade Road on the right. Within one hundred yards the driveway to this property will be seen on the left.

VIEWING Strictly by appointment with the agents.

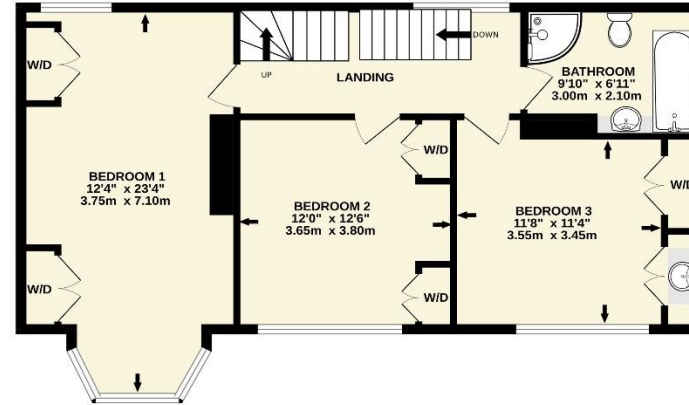


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



2ND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 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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