



Hill Crest
55 Sidford High Street
Sidford, Sidmouth
EX10 9SH

£650,000 FREEHOLD

A beautifully presented 1930's detached house, the subject of considerable improvement by the present owners and occupying an elevated position, with stunning views over The Sid Valley.

Offered for sale in superb decorative order and with gas central heating and double glazing, is this attractive bay fronted detached house. Approached via electric gates, the entrance to the house is covered by an oak framed porch. Once inside, the entrance hallway has oak flooring and is well lit by a picture window looking into the rear garden. A dual aspect sitting room features a bay window looking south easterly into the rear garden and a feature fireplace with an oak mantle and log burner effect electric fire. A separate family room/study has a bay window with fitted shutters to the front, built in storage and oak flooring, a feature fireplace and is adjacent to the ground floor utility/shower room, so could serve as a fourth double bedroom if required. The utility/shower room also has fitted storage, Karndean flooring and space for a washing machine and tumble dryer.

A particular feature of the house is the kitchen/dining room which is spacious and features a vaulted ceiling with electric Velux windows and a dual aspect with large windows looking south easterly over the rear garden and towards Salcombe Hill. A superb, contemporary kitchen has a comprehensive range of units, with quartz worksurfaces, preparation island/breakfast bar and built in appliances comprising five ring gas hob, twin ovens, fridge/freezer, microwave, dishwasher, waste disposal





and a sliding larder. The room has Karndean flooring and patio doors opening into the rear garden.

The first floor landing has access to the loft space via a pull-down ladder, the loft being mostly boarded with light. A large main bedroom is dual aspect with a bay window looking to the rear taking in a glorious, south easterly view over The Sid Valley, along Salcombe Hill to the sea. Bedroom two is another good size double room with a bay window with fitted shutters, looking to the front and there is a third double bedroom to the rear, again with fantastic views over The Sid Valley to the sea. Lastly, the bathroom is fitted with a contemporary white suite, with separate mains shower cubicle, built in storage and Karndean flooring.

The house stands on a generous plot with electric gates opening onto a driveway providing parking and turning for at least three cars. There is an attached single garage, electric vehicle charging point and side paths leading to the rear garden. A large terrace adjoins the rear of the house, is accessed via the kitchen/dining room and provides a superb space for entertaining. Steps descend to a good size lawn garden that extends to meet a decked patio, children's play area and a timber shed with power and light. The garden also features well stocked raised beds and extensive LED lighting.



The property occupies an elevated position towards the top of the town and on a regular bus route to the surrounding area. The day-to-day amenities at Sidford are around a third of a mile away, Sidmouth College, Primary School, Waitrose and a modern doctor's surgery are all within one mile. The town centre and seafront are around two miles away. Sidmouth is a popular and unspoilt coastal town that enjoys a broad range of independent shops and High Street chains, a cinema, theatre, indoor swimming pool 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 E.

POSSESSION Vacant possession on completion.

EPC: D

REF: DHS02376

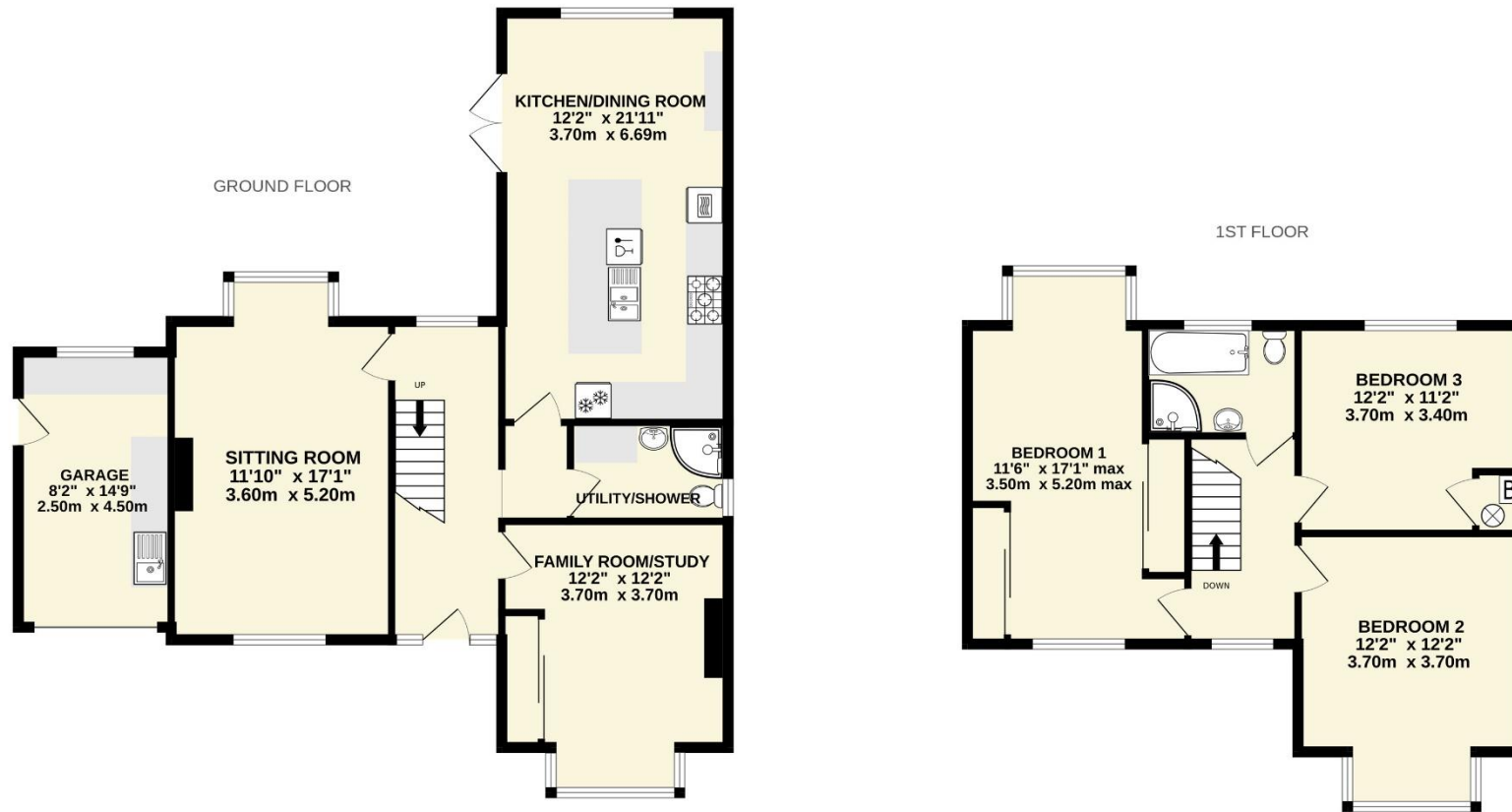
DISCLAIMER The property is offered for sale by a Director of Harrison Lavers & Potburys.

DIRECTIONS On entering Sidmouth via the A3052 from Exeter follow the road passing the Bowd Inn junction and then Kings Garden Centre. Continue along the road for just under one mile then turning left into Windsor Mead. The house is situated opposite the entrance to Windsor Mead.

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.



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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