



HARRISON  
LAVERS &  
POTBURY'S

Trevalyan  
Hillside Road  
Sidmouth  
EX10 8JG

£1,200,000 FREEHOLD

**Conveniently situated on the lower slopes of Salcombe Hill and enjoying lovely views over the valley and to the sea, a spacious detached house with large garage, carport and mature gardens.**

This modern detached house was constructed in 2007 and has been designed with the main living space being to the first floor and taking full advantage of some lovely views.

The property enjoys a south westerly aspect and is accessed via a private drive from Hillside Road which is within a short walk of the town centre.

There is ample parking via a tarmac driveway which gives access to a large integral garage and alongside is an oak framed carport providing extra covered parking. The gardens are mature and mainly laid to lawn with adjoining well stocked shrub borders along with paved patio areas which access a uPVC double glazed conservatory.

Other features include double glazed windows throughout, underfloor gas fired central heating and PV solar panels to the roof. There is also a **fitted lift** which rises from the garage area to a first floor utility room.





On entering the property, a spacious reception hall has an attractive turning staircase rising to the upper floor which is fitted with oak balustrade and Bannister. There is also a useful cloaks/WC, along with direct access into the garage. The ground floor offers two large bedrooms, the main bedroom having a large bay window enjoying a southerly aspect and door leading into the garden. Both bedrooms have access into a large walk-in wardrobe and shower room and bedroom two has a further en suite, along with a fitted wardrobe.

To the first floor there is tiled flooring to the kitchen/dining room, utility room and landing with glazed double doors leading into a well proportioned sitting room which enjoys a triple aspect with Oriel window and views to the sea. Adjoining the sitting room is the large kitchen/dining/family room which enjoys a lovely south westerly aspect and takes full advantage of the views, again having a large bay window, providing a lovely seating area. The kitchen area is extensively fitted with a range of storage units including a central island unit and there are polished granite worksurfaces. Integrated appliances comprise double oven, separate combi/microwave, coffee machine, warming drawer, dishwasher and within the island there is an induction hob and two burner gas hob. The kitchen area also features a walk-in pantry.



The first floor offers a further bedroom which enjoys a triple aspect and there is a further cloakroom/WC.

There are two utility rooms, one at first floor level offering further storage along with space for appliances, the other being off the garage and giving access into the garden.





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

**POSSESSION** Vacant possession on completion.

**EPC:** tba

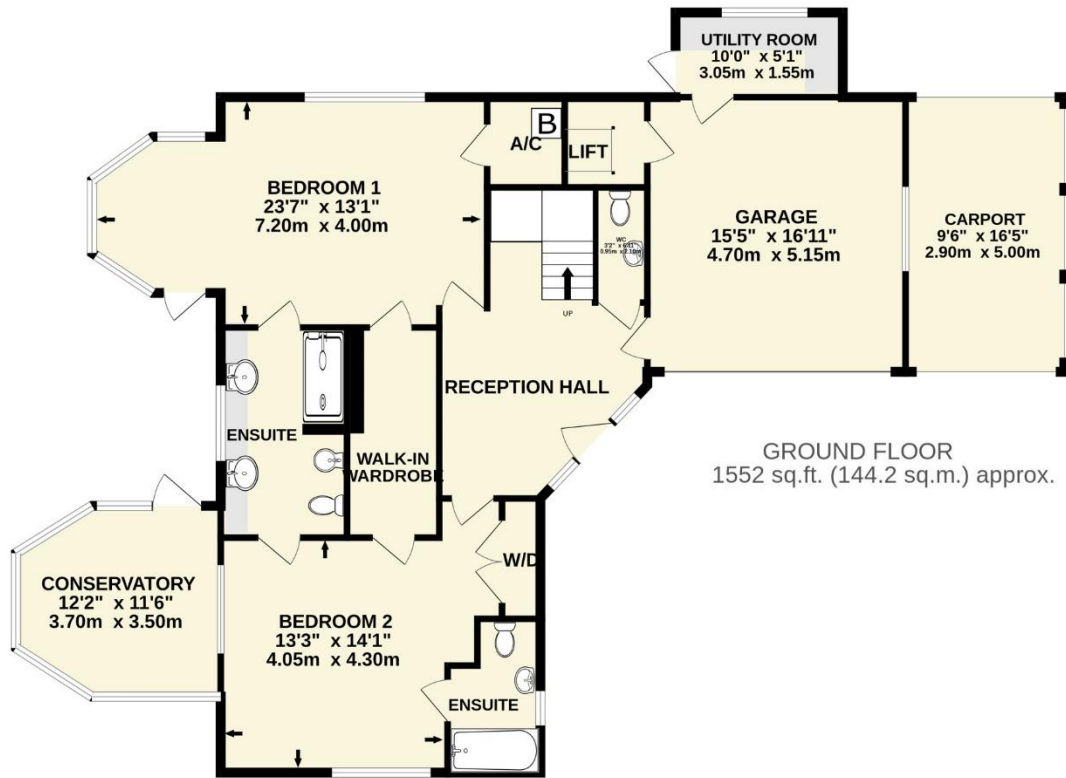
**REF:** DHS02383

**DIRECTIONS** Front the top of the High Street turn right opposite the Radway cinema into Salcombe Road and continue over the River Sid, passing Millford Road on the right. Take the next turning right which is Hillside Road and at the T junction turn right and continue up Hillside Road. Pass the entrance to Belvedere Court on the right and within fifty yards turn right into a private shared driveway which gives access to Trevalyan and two other properties.

**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.



**FIRST FLOOR**  
1209 sq.ft. (112.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2761 sq.ft. (256.5 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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