



The Coach House
2 Carslake Close
Sidmouth
EX10 9FJ

£259,950 FREEHOLD

A well presented and modern freehold coach house flat, situated in a delight position and with fine west facing views over The Sid Valley.

Presented in good order throughout, with double glazing and electric central heating is this two bedroom coach house flat. Once inside the entrance hallway has a connecting door to the garage which has a storage cupboard beneath the stairs. An open plan sitting/dining room has a vaulted ceiling and triple aspect windows to include three Velux's. The room enjoys beautiful views over The Byes and River Sid, across The Sid Valley, looking in a westerly direction. A separate kitchen is fitted with a range of modern units to include a built-in electric hob, oven, grill and washing machine and with space for a fridge.

An inner hallway has a cupboard housing the electric boiler which supplies a traditional wet system with radiators. The main bedroom has a front facing westerly view with a built-in wardrobe and fitted bedroom furniture. The second bedroom looks to the rear, with a delightful view up Salcombe Hill to the east. Finally, there is a well appointed and modern shower room.

There is off road parking for a small car in front of the garage belonging to the property and for those looking for a low maintenance property, there are no gardens to worry about.





We are advised the garages beneath the property are Leasehold and make a contribution to the buildings insurance.

The property is situated in the Fortescue area of Sidmouth, a delightful semi-rural location that falls within East Devon's Area of Outstanding Natural Beauty and is less than one and a half miles from the seafront. The Byes and River Sid are a short walk away with a delightful foot/cycle path leading down to the town centre. Sidmouth is an unspoilt coastal town providing an excellent range of amenities to include numerous independent shops and High Street chains, Waitrose, Lidl, a cinema, theatre, modern doctor's surgery and cottage hospital.

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

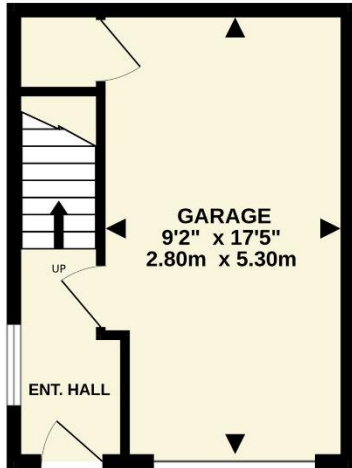
EPC: C

POSSESSION Vacant possession on completion.

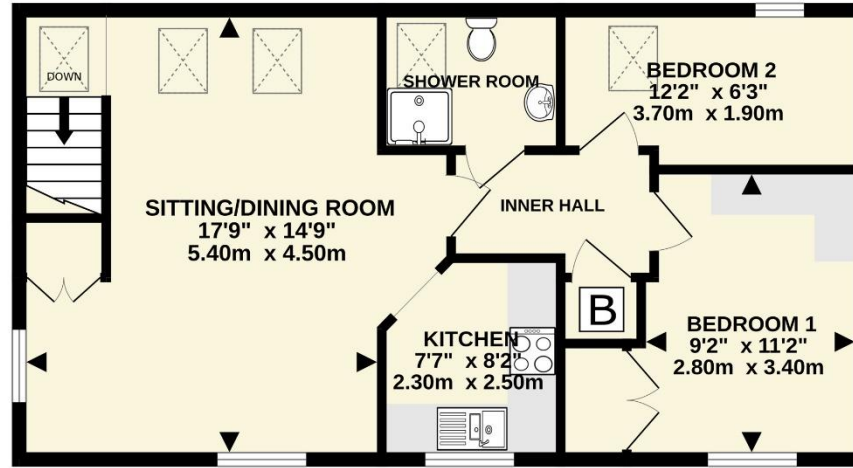
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GROUND FLOOR



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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DIRECTIONS On entering Sidmouth from Exeter via the A3052, follow Sidford High Street down to the crossroads at Sidford. Continue along the A3052 through the centre of Sidford, over the bridge and pass The Blue Ball Inn on the left. Take the next right into Fortescue Road, following the road for just over half a mile, then turning right into Carslake Close.

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.



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