



The Orchard, Windsor Mead Sidford, Sidmouth, EX10 9SJ

Guide Price
£675,000 FREEHOLD

A spacious detached house built in the early 1940's and occupying an elevated position with views over The Sid Valley to Salcombe Hill and the sea.

This impressive detached house, understood to have been built for the builder's daughter, offers well proportioned accommodation with gas central heating and double glazing. A generous hallway has a wide turning staircase leading to a galleried landing with large window to the rear. The sitting room is double aspect with south easterly views over The Sid Valley to Salcombe Hill. The separate dining room has a large bay window again with views to Salcombe Hill. The kitchen/breakfast room is of a good size and fitted with an excellent range of units, with polished granite worksurfaces, butlers sink, Rangemaster cooker, integrated fridge and freezer and space for a washing machine and dishwasher. A rear lobby has a WC and door to the rear garden. The kitchen leads into the conservatory which is of uPVC double glazed construction, having fine views over the garden and The Sid Valley. There is also a study/occasional bedroom located off the entrance hall.

A spacious landing has storage, an airing cupboard and a shower room and there is access via a ladder to the loft space which has potential to create further accommodation, subject to any necessary consent. The main bedroom has a large bay window with





stunning views over The Sid Valley to Salcombe Hill and along to the sea. There are built-in wardrobes and a vanity unit. Bedrooms two and three also have the south easterly aspect and built-in wardrobes. Bedroom four is another double bedroom with double aspect windows and an outlook into the rear garden. There is a main bathroom and separate WC, the bathroom is fitted with a white suite and has a separate shower cubicle with mains shower.

The property stands at the centre of a good size plot, approaching a third of an acre. To the front the gardens are arranged with a large patio and lawn with slate and gravel paths and borders, all well enclosed and with a south easterly aspect with views to Salcombe Hill. A gravel driveway provides parking and turning and leads to a double garage with power and light. Steps rise to the rear garden which is arranged with lawn, gravel, deep beds and borders, a summerhouse and shed.

DOUBLE GARAGE 5m x 5.5m (16'3 x 18') Double doors. Power and light.

Windsor Mead is situated in an elevated area of Sidmouth, a short distance from both Waitrose and the day to day amenities at Sidford. The town centre and seafront are around two miles away where there are an excellent range of independent shops and High Street chains.

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

EPC: D

POSSESSION Vacant possession on completion.

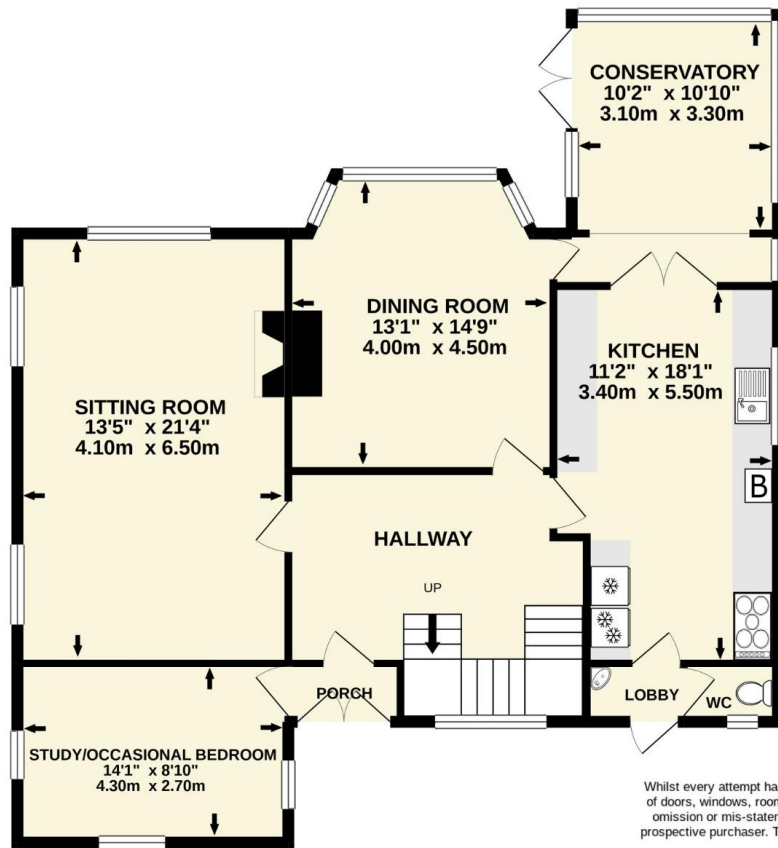
REF: DHS01904

DIRECTIONS From the cross road junction at Sidford, take Sidford High Street in a westerly direction, follow the road for around a quarter of a mile then turn right into Windsor Mead. The property will be found on the left.

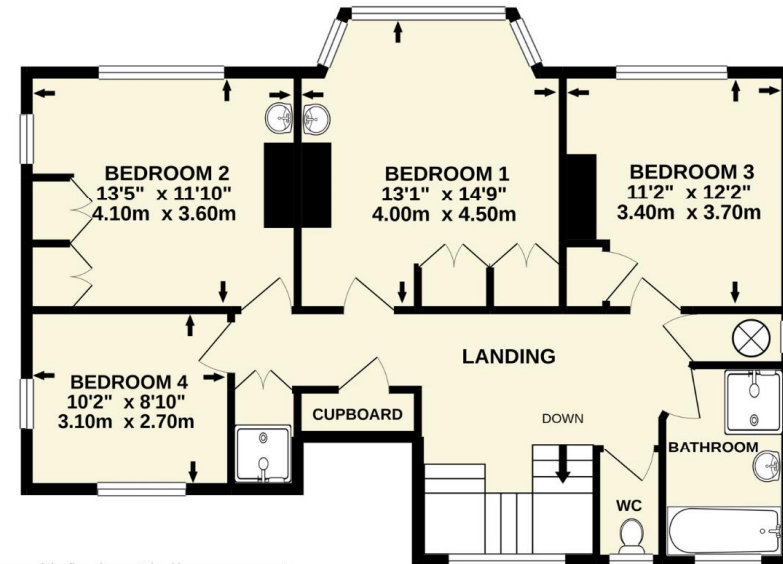
VIEWING Strictly by appointment with the agents.



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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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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