



HARRISON
LAVERS &
POTBURY'S

Heather Cottage
Knowle Gardens
Sidmouth
EX10 8HR

£685,000 FREEHOLD

A most attractive and well presented detached chalet bungalow offering two/three bedrooms and having a beautiful, partly walled garden.

Situated to the west side of Sidmouth in a popular residential area, this attractive detached property has a lovely 'cottage style' feel and is set in beautifully presented partly walled gardens, the majority of the garden being to the rear and enjoying a lovely westerly aspect.

Sidmouth's town centre is within walking distance where there is an excellent range of facilities along with the esplanade and seafront.

On entering the property, an entrance lobby opens into a spacious reception hall with stairs rising to the upper floor. The sitting room enjoys a dual aspect, south and west, with a wide bay window overlooking the rear garden and there is a fireplace with multi-fuel wood burning stove.

The spacious kitchen/dining room also takes full advantage of the westerly aspect with an outlook over the rear garden via a wide bay with window seat and a double-glazed door leads into a rear conservatory area which adjoins the rear garden. The kitchen is beautifully fitted with a range of matching storage cupboards along with polished granite worksurfaces and a large central island offers further storage with hardwood worksurface and sink unit. There is a freestanding Rangemaster cooker with multi-ovens and a five burner gas hob, along with a freestanding dishwasher and space for a fridge/freezer.





The ground floor also offers a double bedroom along with a separate study/bedroom three and there is a beautifully fitted shower room comprising a walk-in shower along with a WC and wash basin with vanity cupboards below.

An attractive turning staircase with recessed display niche and Velux window rises to the first floor where there is a main bedroom suite comprising a double bedroom with a west aspect, a walk-in wardrobe and access to a large eaves storage space. The en-suite bathroom is fitted with a modern white suite comprising a shaped bath, WC and wash basin with cupboards below.

Gas central heating and uPVC double glazed windows are installed.

A feature of the property are the beautifully presented gardens, the majority being to the rear and having a mellow brick wall to the western boundary. This area of garden is mainly laid to lawn with adjoining borders containing numerous ornamental shrubs and trees and adjoining the rear of the property is a raised terrace which takes full advantage of the aspect. There is a timber shed and a greenhouse along with access to both sides of the property connecting the front and rear. A useful undercover area to one side provides excellent storage and the front garden is mainly paved with adjoining well stocked shrub borders. A driveway provides parking and gives access to the detached garage.

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

EPC: tba

POSSESSION Vacant possession on completion.

REF: DHS02399

DIRECTIONS From the top of The High Street turn left into All Saint Road. At the next mini roundabout turn right, continuing through the pinch point, taking the first turning left into Knowle Drive. Pass Knowle Grange on the left and continue taking the first left into Knowle Gardens.

GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 1486 sq.ft. (138.1 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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