



HARRISON
LAVERS &
POTBURY'S

7 Millers Close Sidmouth EX10 8FH

£895,000 FREEHOLD

Situated in the heart of Sidmouth's town centre and having a garage and generous parking area, a most attractive detached house set in this exclusive development for over 55, by Blue Cedar Homes.

Millers Close is an exclusive development situated in the heart of the town centre and comprises twelve homes set in carefully landscaped communal gardens, all of which are within a within a few minutes' walk of the High Street and seafront. The development has been designed exclusively for people over 55 years of age, the location, layout and specification make Millers Close the perfect place to enjoy a happy and stress-free retirement.

7 Millers Close is somewhat unique as it has a private garage and adjoining brick paved driveway, which offers generous parking. The house stands on a level plot with beautifully kept gardens, predominantly to the rear and side which extend to meet the garage and parking.

The accommodation is arranged over two floors and is well presented throughout. Fitted and finished to a high standard, the house has double glazed windows and doors and gas fired central heating is installed with both the bathroom and shower room having underfloor heating.

On entering the property, a generous reception hall has a vaulted ceiling with Velux windows and oak flooring and an attractive turning staircase rises to the first floor.





The living space is open plan and enjoys a lovely dual aspect. The kitchen overlooks the communal garden area and has a range of storage units, granite worksurfaces and integrated appliances comprise a split level oven with microwave/combi oven above, ceramic hob, cooker hood, fridge/freezer, dishwasher, washing machine and tumble dryer.

The sitting room extends to meet a lovely garden room which enjoys a triple aspect overlooking the garden and has French doors.

The ground floor also features a double bedroom which is currently being used as a dining room along with a well appointed shower room which comprises a shower cubicle, wash basin and WC along with attractive tiling and heated towel rail.

To the first floor there are two good size double bedrooms, both with fitted wardrobes, the main bedroom enjoying a lovely easterly aspect towards Salcombe Hill and the second bedroom has an adjoining walk-in storage room.

The garden is predominantly to the rear of the house and enjoys a lovely westerly aspect and privacy. There are two areas of lawn, along with patio areas, adjoining shrub borders and a pergola. The garden extends to the driveway and garage. The garage measures 3.2m x 5.5m and has an electric up and over door, light, power and shelving. The adjoining brick paved driveway offers very generous parking and is accessed via Salcombe Road.

The development as a whole benefits from having beautifully kept communal gardens, the main area having a summerhouse and seating area for the use of the residents.







SERVICE CHARGE There is a quarterly service charge of £TBC per quarter and an estate manager is employed to maintain the communal grounds. Periodic external redecoration is also included.

AGENTS NOTE The occupancy of these properties is restricted to those over 55 years. If the occupants are a couple, only one must be over this age.

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

POSSESSION Vacant possession on completion.

EPC: B

REF: DHS02432

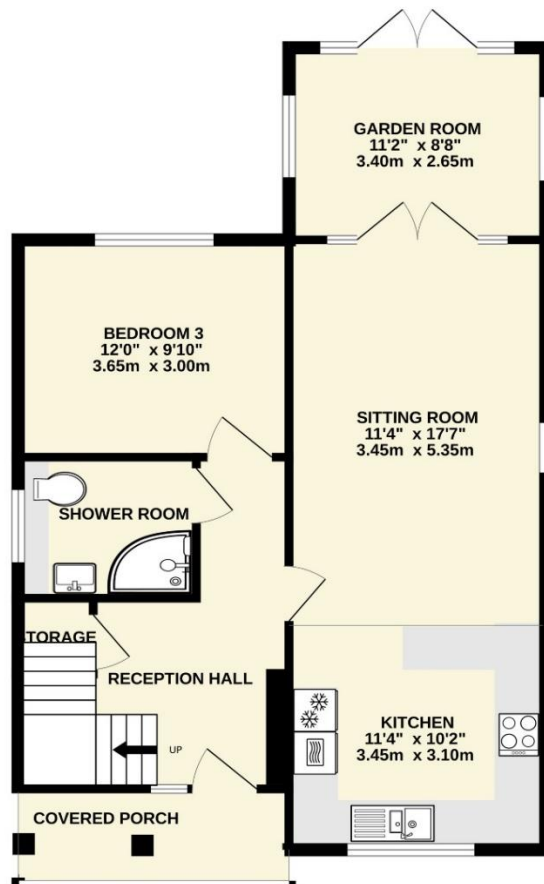
DIRECTIONS (by foot) From our office on the High Street, walk towards the sea and turn left into Holmdale. At the junction turn left into Mill Street and the development will be found a little way along on the left.

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.

GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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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