



HARRISON  
LAVERS &  
POTBURY'S



# 5 Convent Fields Sidmouth EX10 8QR

£800,000 FREEHOLD

**Situated to the west side of Sidmouth in a popular residential area, a spacious three bedroom detached house, with double garage, parking and mature gardens.**

This detached house is conveniently situated in a small cul de sac, off Convent Road with the town centre and seafront being within walking distance and offering an excellent range of shopping facilities, along with bus services to the surrounding area.

Set in attractive mature gardens, the house enjoys a westerly aspect and from the upper floor enjoys a pleasant outlook toward Muttersmoor. The majority of the garden is to the rear of the house and offers lots of privacy and seclusion. The gardens are mainly laid to lawn, with well stocked shrub borders and adjoining the rear of the house is a large patio area which takes full advantage of the privacy. To the front of the house, a driveway provides plenty of parking and gives access to the attached double garage which unusually has fully tiled walls and floor and has direct access into the house.

On entering the property, an entrance lobby has a coats cupboard and opens into the main reception hall with the stairs and fitted stairlift rising to the upper floor and a useful cloakroom has a WC, wash basin and storage cupboard.







A good size sitting room enjoys a lovely triple aspect, with access to the garden and features a marble effect fireplace and electric fire. The dining room overlooks the front garden and the kitchen overlooks the rear and has a range of storage units along with worksurfaces and a sink unit. Freestanding appliances comprise an electric cooker, slim-line dishwasher and an integrated fridge. Adjoining this is a useful rear lobby with a door to the garden and direct access to the double garage.

Originally constructed with four bedrooms, the first floor accommodation has been altered, with the fourth bedroom being converted into an en suite bathroom to the main bedroom. The main bedroom has a range of fitted wardrobes, drawers and storage cupboards and the en suite comprises a bath, separate shower cubicle, pedestal wash basin and WC. The two further bedrooms enjoy an outlook to the front aspect with bedroom two having fitted wardrobes and storage cupboards. There is also a separate bathroom fitted with a coloured suite comprising a bath, pedestal wash basin and WC.

The double garage has an electric 'up and over' door, with light and power and extensive storage cupboards. To the rear of the garage is a utility area where there is a worksurface and sink unit, with space and plumbing for a washing machine and fridge freezer.

The property is now in need of general modernisation. uPVC double glazed windows and gas fired central heating are installed, the boiler being housed in the double garage.











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

**POSSESSION** Vacant possession on completion.

**EPC:** C

**REF:** DHS02427

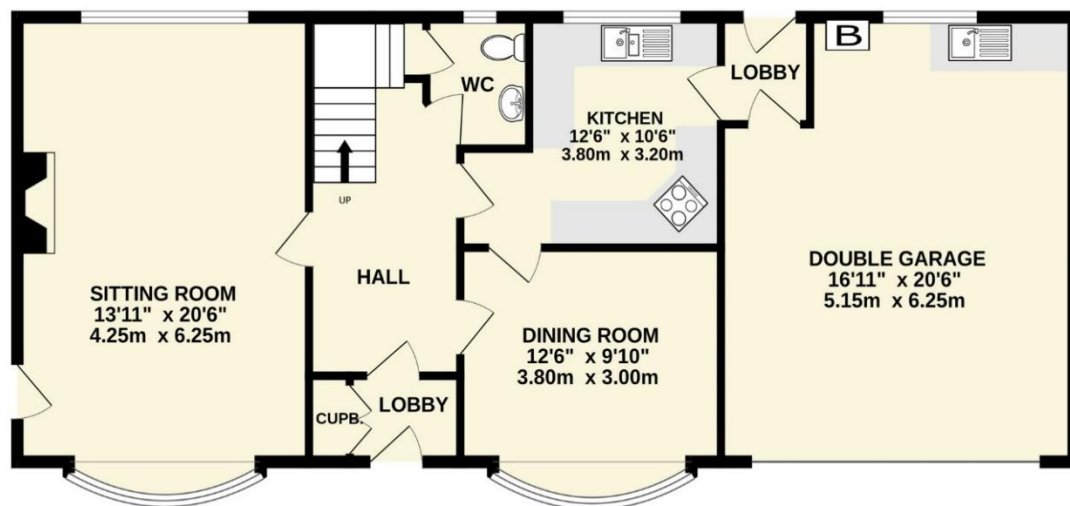
**DIRECTIONS** At the top of the High Street, turn left into All Saints Road and at the next mini roundabout opposite The Woodlands Hotel turn left and immediately right into Cotmaton Road. Continue to the crossroads of Bickwell Valley and Glen Road and turn right and then right again into Convent Road. Convent Fields is then the second turning right.

**VIEWING** Strictly by appointment with the agents.

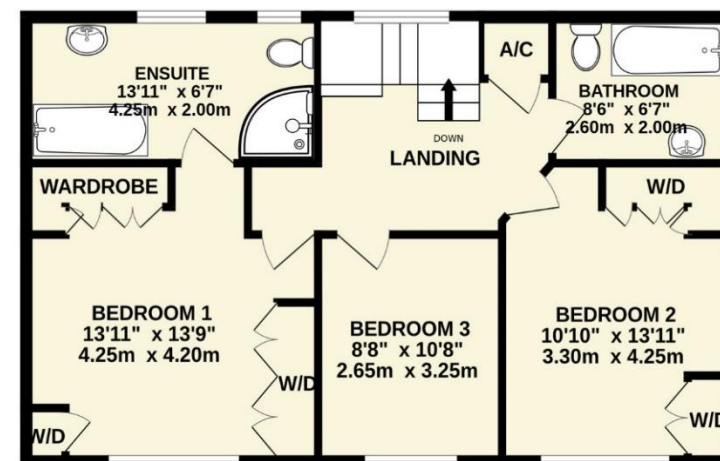


**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to 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  
1073 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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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