



Pinecrest
Southway
Sidmouth
EX10 8JL

£1,450,000 FREEHOLD

An impressive detached house, the subject of considerable improvement, situated in a highly regarded location with stunning south westerly sea views.

Presented in excellent order throughout, this reverse level detached house has a high quality interior with contemporary kitchen and bathrooms. Offering flexible family accommodation there is a combination of traditional gas central heating and underfloor heating along with uPVC double glazing.

The entrance to the property is via a porch with built in storage, leading to a hallway with glass panelled staircase. Four double bedrooms all have built-in wardrobes, the main bedroom having an en suite shower room, with bedrooms two, three and four being served by a well appointed bathroom. Bedrooms one and two face the rear and have patio doors looking south westerly into the rear garden. In addition, there is a triple aspect snug with doors into the garden and a large utility room with connecting door to the garage.

On the first floor is a most impressive open plan sitting/dining and kitchen, having a triple aspect as well as Velux windows, with a pair of folding glazed





doors opening onto the balcony, where there is a stunning south westerly outlook over The Sid Valley, esplanade, across to Muttonmoor and Peak Hill and along The Jurassic coastline and the sea. The kitchen area is fitted with a comprehensive range of quality units and worksurfaces, featuring a preparation island and breakfast bar and with built in twin ovens, induction hob, fridge, freezer and a dishwasher. A study provides an escape to those who work from home and lastly there is a cloakroom/WC with built in storage.

The house stands on a generous plot of around half an acre, in a prime residential location in Sidmouth. The gardens are predominantly laid to lawn, extending south westerly, taking in the delightful views. A driveway leads to a gravel parking and turning area, a single garage and there is the additional feature of a garden office/gym with adjoining storage.

The property is situated in a sought after area of Sidmouth, that predominantly comprises pre-war detached houses and is only a quarter of a mile on foot via Cliff Road and Alma Bridge to the esplanade and seafront. The property is also less than half a mile from Market Square in the town centre where there are numerous independent shops, high street chains, popular restaurants and cafes. Sidmouth is an unspoilt coastal town on the Jurassic coastline that offers a broad range of amenities to include a cinema, theatre, Waitrose, Lidl and sports clubs to include sailing, cricket and an eighteen hole golf course.







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

POSSESSION Vacant possession on completion.

EPC: C

REF: DHS02438

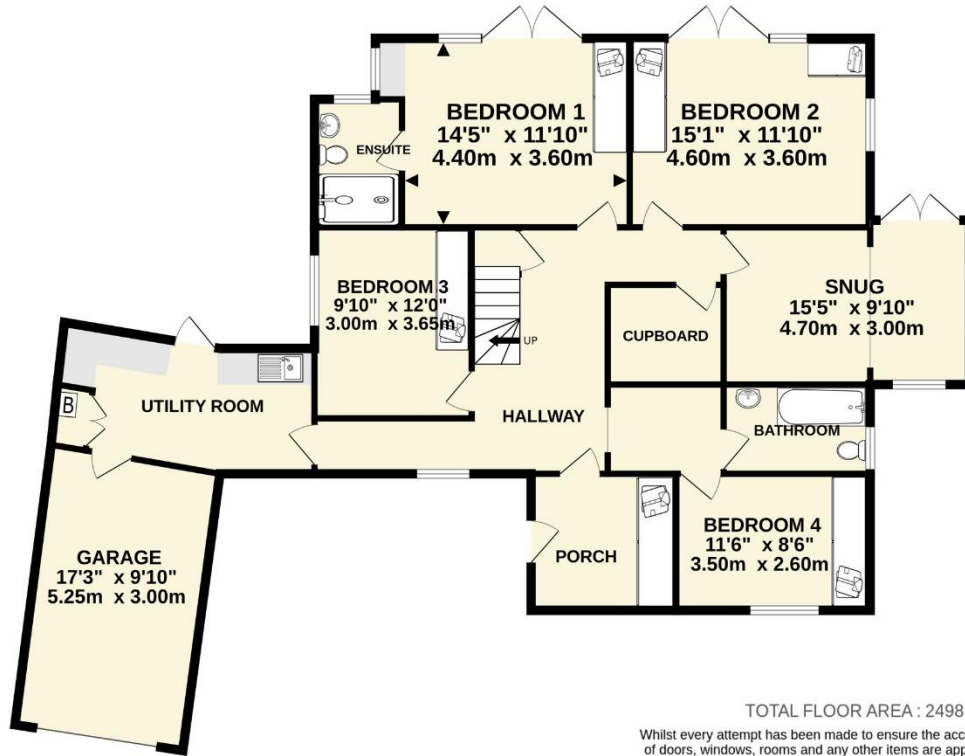
DIRECTIONS On entering Sidmouth via the A3052 from Exeter, turn right at the junction with The Bowd Inn to join the B3176. Follow the road down into Sidmouth to join Station Road and at the mini roundabout with The Woodlands Hotel take the first exit left onto All Saints Road. At the next mini roundabout take the first exit left onto Radway and then the first right onto Salcombe Road. Follow the road until the entrance to The Byes is seen on the left turning right onto Hillside Road. At the T junction turn right, proceed up the hill, taking the first right into Southway. The property will be seen towards the end of the road on the right.

VIEWING Strictly by appointment with the agents.

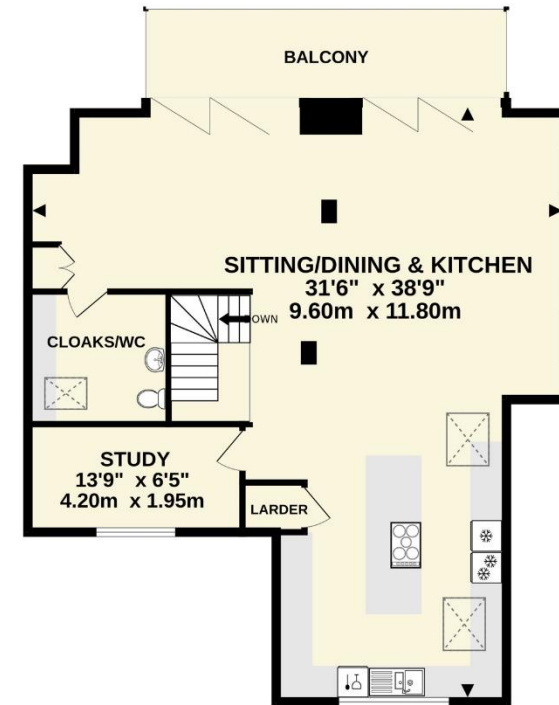
IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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
1495 sq.ft. (138.9 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2498 sq.ft. (232.1 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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