



HARRISON  
LAVERS &  
POTBURY'S



## 2 Balfour Gardens Sidmouth EX10 9EJ

£675,000 FREEHOLD

**A substantial, three/four bedroom, detached, split-level bungalow having a large garden and enjoying stunning views over the Sid Valley.**

This spacious, detached property occupies an elevated position within a popular residential area and takes full advantage of some wonderful views over the Sid valley to the surrounding hills. Within walking distance there are local shopping facilities and bus services in Woolbrook and Sidmouth's town centre and seafront are approximately a mile and a quarter away.

The property has a large driveway that offers plenty of parking and gives access to an integral, double garage and the garden is gently sloping and extends to approximately a third of an acre.

On entering the property, a large reception hall gives direct access to the garage and has a cloaks/WC off along with a useful utility room and a large study/occasional bedroom four which has French doors.

An attractive, turning staircase rises to the upper floor with a landing having an airing cupboard and access to the loft space via a sliding ladder. A well proportioned, dual aspect sitting room takes full advantage of the views and has a fireplace with gas fire and an adjoining dining room has French doors opening onto a large, paved sun-terrace.







The kitchen/breakfast room offers a good range of storage cupboards, work surfaces incorporating a breakfast bar and integrated appliances comprise a split-level oven, gas/electric hob, cooker hood, larder fridge, dishwasher and microwave.

The main bedroom enjoys a similar outlook to the sitting room and has a range of matching furniture comprising wardrobes, drawers and dressing table unit. An adjoining en-suite shower room has a large shower cubicle, wash basin and WC with vanity cupboards.

Two further double bedrooms both have fitted wardrobes and one has French doors to the sun-terrace. There is also a good size family bathroom comprising a bath, separate shower cubicle, WC and wash basin.

**The property is now in need of general modernisation throughout.** Gas central heating is installed and the windows are uPVC double glazed.

The majority of the gardens enjoy a south and westerly aspect providing privacy. The gardens are also now in need of some improvement and are mainly laid to slopes of lawn with adjoining shrub borders and there is a large lily pond. The sun - terrace adjoins the rear of the property, again enjoying the aspect. In all, the garden extends to approximately a third of an acre.

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

**EPC: C**

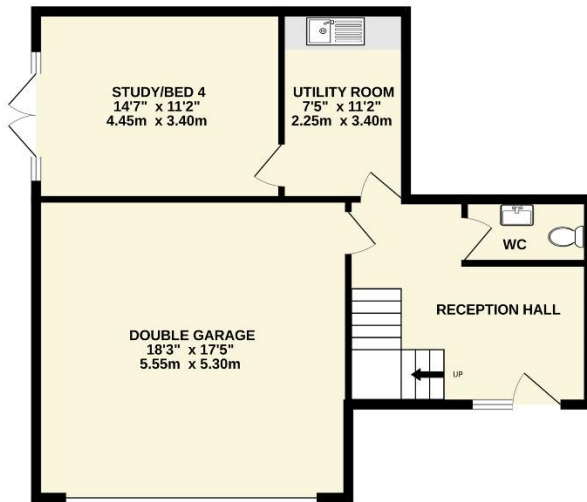
**POSSESSION** Vacant possession on completion.

**REF: DHS02419**



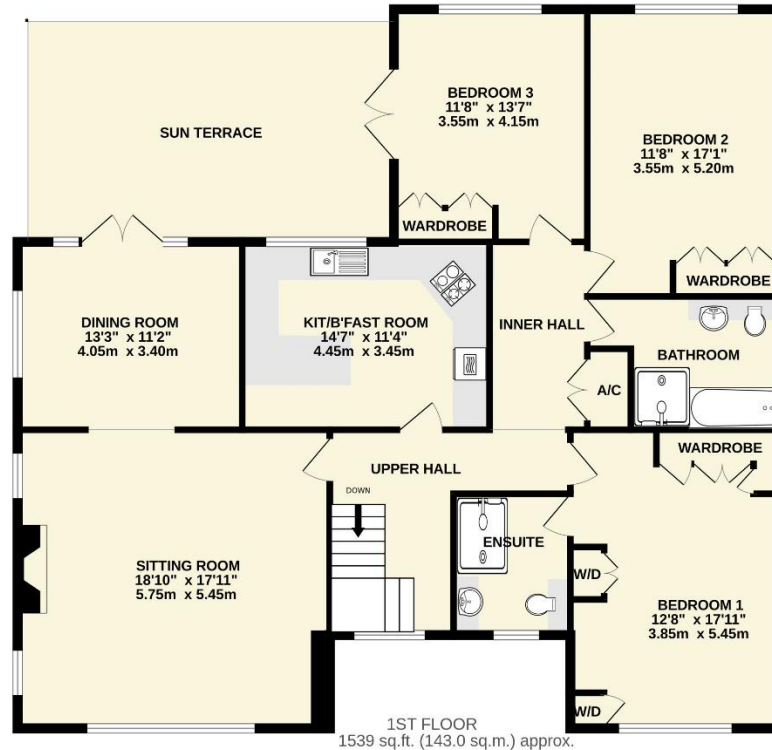


GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 2285 sq.ft. (212.3 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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**DIRECTIONS** Leaving the top of the High Street passing the Radway cinema on the left, continue for approximately three quarters of a mile turning left at Exeter Cross signposted Exeter. Continue over the next two mini roundabouts taking the first turning on the left into Balfours. Continue taking the first left again, then immediately right into Balfour Gardens.

**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.



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