



17 Balfours
Sidmouth
EX10 9EF

£465,000 FREEHOLD

A good size, detached bungalow with en suite main bedroom, views to Core Hill and less than one mile from a range of amenities including Waitrose. Offered with no chain.

This detached bungalow provides well proportioned accommodation with gas central heating and double glazing throughout. A spacious entrance hall leads to a double aspect sitting room with a west facing window to the front. The open plan kitchen/dining room has two rear facing windows, enjoying a pleasant view over the garden to Core Hill in the distance. The kitchen is fitted with a range of units that include a built-in oven, hob, dishwasher and fridge/freezer. A rear lobby leads to the utility room with WC and plumbing for a washing machine, and a connecting door to the garage where there is a wall mounted gas combination boiler.

The main bedroom has a rear facing window again with the view towards Core Hill and an en suite shower room is fitted with a modern white suite. The second bedroom is a good size double room with a range of built-in wardrobes and a front facing aspect. The main shower room is again fitted with a modern white suite.





To the front of the property a driveway provides off road parking and leads to the single garage. The garden is laid to lawn with a westerly aspect. To the southern side of the bungalow is lawn garden and a uPVC double glazed conservatory. To the rear and having an easterly aspect is a lawn garden with mature beds and borders, a vegetable plot, patio and timber garden shed.

Balfours is situated in the popular residential area of Woolbrook and at its junction with Woolbrook Road is within short walking distance of a good range of amenities. These include Lidl, a bakery, convenience store and coffee shop and regular bus services to the surrounding area. Waitrose, a modern doctor's surgery, the town centre and seafront are a little over one mile away.

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

EPC: C

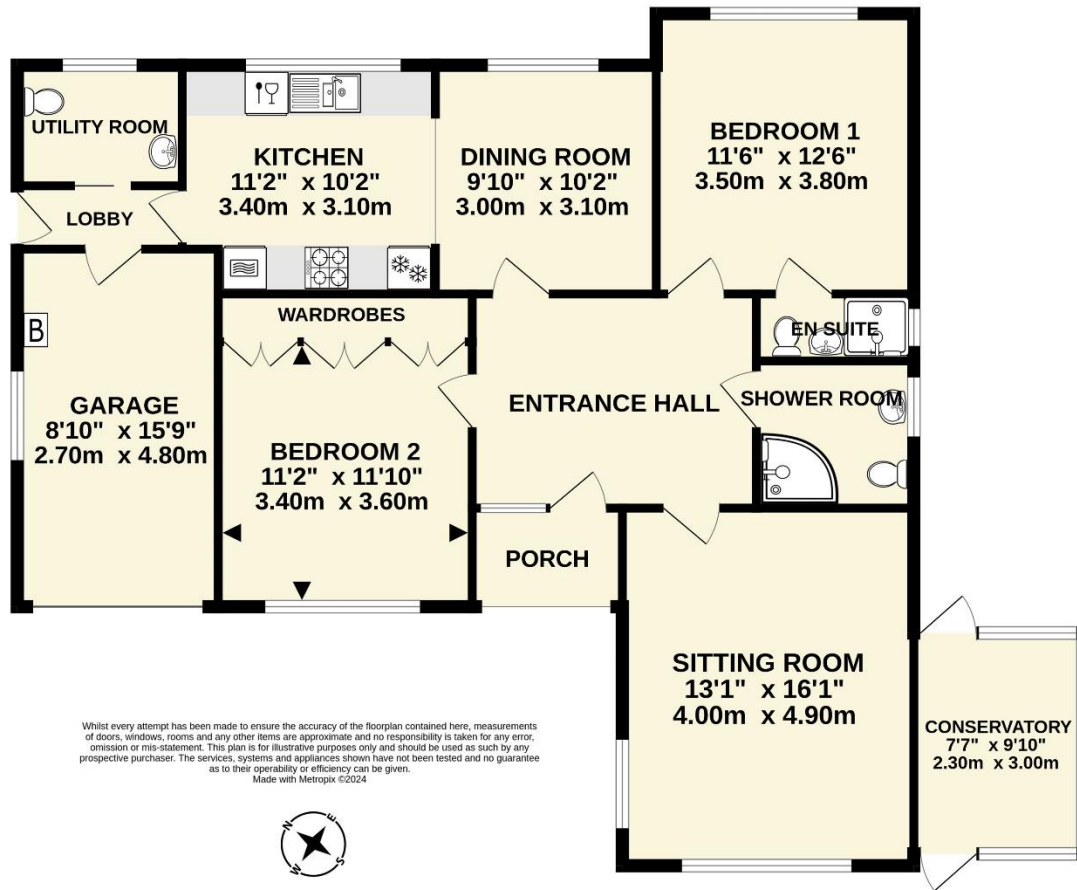
POSSESSION Vacant possession on completion.

REF: DHS02113

DIRECTIONS On approaching Sidmouth on the A3052 from Exeter, pass the Bowd Inn on the left and continue along the road. Take the next right onto Woolbrook Road and follow the road for approximately half a mile. Turn right before the church onto Bennetts Hill then taking the next left onto Balfours. The bungalow will be found a short way along on the left.



GROUND FLOOR



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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