



THE BURNHAM



HARRISON
LAVERS &
POTBURY'S

16 Newlands Road
Sidmouth
EX10 9NL

Guide Price
£625,000 FREEHOLD

A modern, well-presented detached family home with four double bedrooms, impressive kitchen/dining room, separate study and situated in a pleasant location, a short drive from the town centre and seafront.

Beautifully presented throughout, this modern detached home has gas central heating and double glazing, has been much improved by the present owners and is offered for sale with no ongoing chain. On entering the property, a spacious hallway has storage and leads to a separate study, ideal for those working from home. An impressive open plan kitchen/dining room features modern units with a built-in dishwasher, fridge/freezer, oven, grill, hob and wine chiller. There is also a useful utility room and walk-in storage cupboard. A breakfast bar divides the kitchen from the dining area which is open plan to a double glazed conservatory that leads into the rear garden. Lastly, on the ground floor, is a separate sitting room with connecting doors to the hallway and dining room.

On the first floor, the main bedroom is of a good size, has built in wardrobes and an en suite shower room. There are three further double bedrooms, with bedrooms two and four having a pleasant view to the rear, looking easterly along Salcombe Hill. Finally, there is a well-appointed main bathroom that also has a separate shower cubicle.





The house has an attractive brick and hung tile finish with a lawn garden to the front, enclosed by a low, dry-stone wall. Modern fencing encloses a garden to the side of the house which extends to the rear. A composite decked patio adjoins the house beyond which lies an attractive garden comprising lawn, beds, borders and a secluded decked patio. A detached, double garage measures 5.35m wide by 5.50m deep and has power and light with a driveway providing parking for two cars. Beyond the garage, a further area of lawn garden belongs to the house.

Newlands Road is a popular address, only half a mile from The Byes and River Sid, Sidford and Waitrose and is less than two miles from the town centre and seafront. Regular bus services are within short walking distance on Sidford Road, with local schools and Sidmouth College just a short drive away. Sidmouth is an unspoilt town on the Jurassic Coastline, with numerous independent shops and High Street chains, cafes and restaurants.

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

EPC: C

POSSESSION Vacant possession on completion.

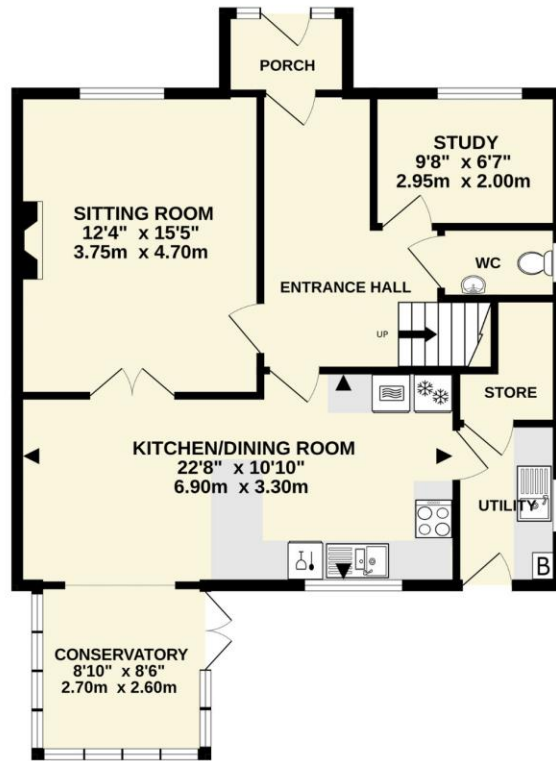
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DIRECTIONS On approaching Sidmouth via the A3052 from Exeter, pass the Bowd Inn and Kings Garden Centre on the left. Follow Sidford High Street passing Waitrose on the right and continue down to the crossroad junction at Sidford. Turn right to join Sidford Road and after a third of a mile, turn right into Newlands Road. Follow the road up and around to the right, whereupon the property will be found on the right.

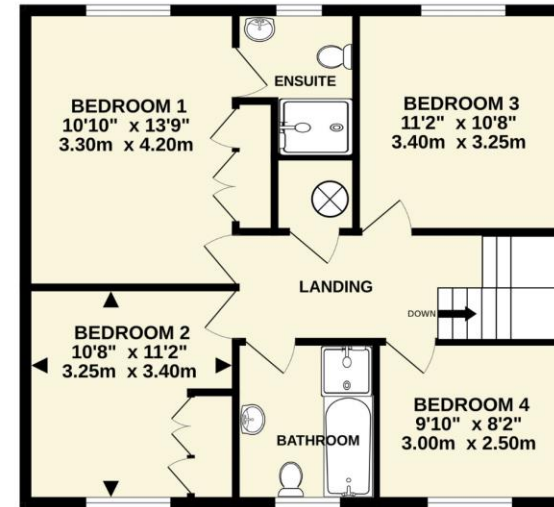
VIEWING Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



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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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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