



HARRISON  
LAVERS &  
POTBURY'S  
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FOR SALE



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Rose Cottage  
1 Roselands  
Sidmouth  
EX10 8PD

£685,000 FREEHOLD

**Situated within a short stroll of the town centre, a most attractive detached three bedroom house with level garden, driveway and garage.**

Offered for sale with no on-going chain, this detached property enjoys a westerly aspect and occupies a most convenient location. Roselands is a level cul de sac situated within a short walk of the town centre and seafront, which offers an excellent range of amenities and services along with regular bus services to the surrounding area.

The property offers three bedrooms along with three reception rooms and has recently been redecorated internally and new floor coverings have been fitted. Gas fired central heating and double glazed windows are installed.

On entering the property, a reception hall offers storage, with stairs rising to the first floor. The sitting room enjoys a dual aspect with west facing bay window and has a fireplace with electric fire, along with French doors leading into a sunroom/loggia. A separate dining room also enjoys a dual aspect with sliding patio doors leading into the rear garden, also having a fireplace with electric fire.

The kitchen is fitted with matching units and worksurfaces and there is a built-in electric oven, hob and space for a fridge/freezer, along with a walk-in larder. Adjoining the kitchen is a useful rear lobby/utility area which houses the gas fired boiler along with space and plumbing for a washing machine and adjoining this is a cloaks/WC.







In more recent years the property has been extended to the ground floor and has created a study which enjoys a dual aspect with a door leading into the rear garden.

The first floor landing has a linen cupboard along with access to the roof space via a sliding ladder. The main bedroom enjoys a dual aspect with views to the rugby field and Salcombe Hill and has fitted wardrobes and drawers. Bedroom two also enjoys a dual aspect south and west and the third bedroom has a westerly aspect. The family bathroom comprises a white suite with bath and shower over, WC and wash basin.

The property occupies a level site, the majority of garden being to the rear and enclosed with an east facing aspect, with an area of lawn along with paved areas and shrub borders. Adjoining the side of the house is a useful undercover area and there is a summerhouse and tool shed.

Alongside the house is a brick paved driveway providing parking and this leads to the garage which has been split into two areas, creating a workshop and store.

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

**EPC:** D

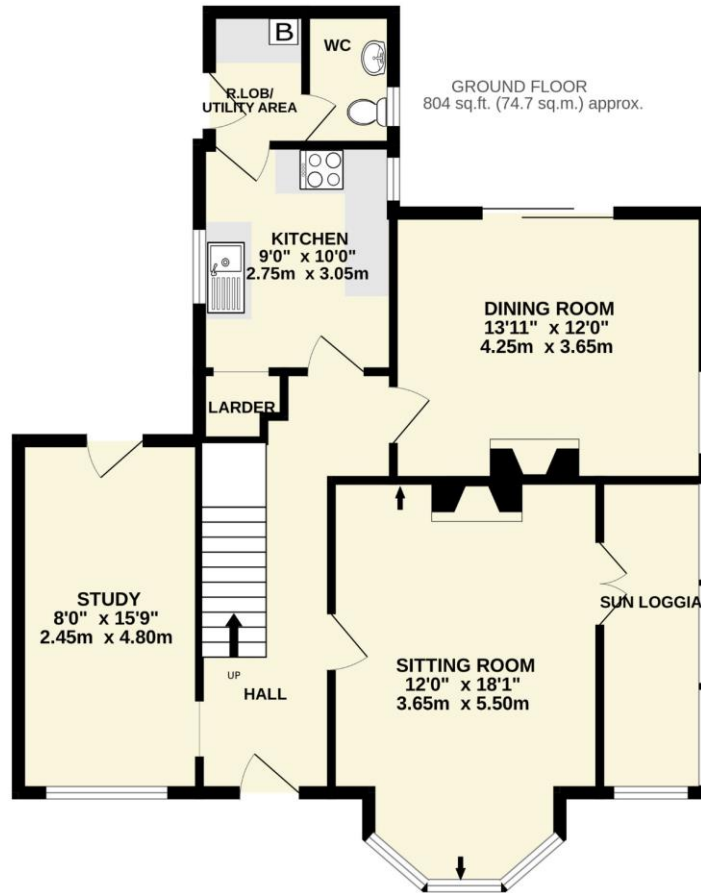
**POSSESSION** Vacant possession on completion.

**REF:** DHS02454

**DIRECTIONS (On foot)** From the Cottage Hospital follow the pathway south and turn right beside the rugby club. With the rugby club on the right take the pathway immediately behind which leads directly into Roselands. **(By car)** At the top of the High Street turn left into All Saints Road and continue to the mini roundabout at The Woodlands Hotel. Take the first exit, through the pinch point and take the next left into Roselands.

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

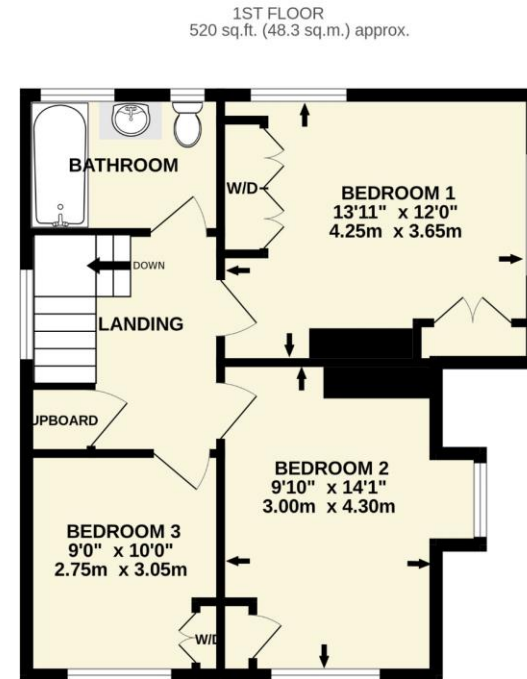




TOTAL FLOOR AREA : 1323 sq.ft. (123.0 sq.m.) approx.

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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**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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