



HARRISON  
LAVERS &  
POTBURY'S



# 14 Moor View Close Sidmouth EX10 9UP

£460,000 FREEHOLD

**A conveniently situated four bedroom detached house, enjoying pleasant views to the surrounding hills and having an easy to manage garden along with an integral garage and large workshop.**

The property occupies a slightly elevated position and takes full advantage of some lovely views, particularly from the first floor across the valley towards Salcombe and Bulverton Hill. Within walking distance is the popular Waitrose supermarket and Beacon Medical Health Centre along with regular bus services and a selection of shopping facilities along Woolbrook Road.

The property offers well presented accommodation and features gas fired central heating along with uPVC double glazed windows which includes a conservatory to the rear elevation.

On entering the property an entrance porch leads into the reception hall which has the stairs rising to the upper floor and a WC/cloaks off. The sitting room enjoys an outlook towards Bulverton Hill and has glazed double doors leading into a separate dining room, which in turn leads through to the conservatory which enjoys south easterly views towards Salcombe Hill.

The kitchen/breakfast room is extensively fitted with a range of matching units and worksurfaces and features a built-in split-level oven, induction hob, cooker hood and integrated dishwasher. An adjoining utility offers further storage and has space for a washing machine and fridge/freezer.







A separate timber conservatory enjoys a triple aspect with views toward Bulverton Hill and has a door and steps leading down into the garden.

To the first floor there are four bedrooms, all taking full advantage of the views. The two large bedrooms have fitted wardrobes and there is a good size family bathroom comprising a bath, separate shower cubicle, WC and vanity wash basin.

Accessed from the rear garden is a good size home office/hobbies room which will be of great appeal to a family or someone working from home.

Adjoining the front of the house is a gravel parking space and driveway which leads to the integral single garage which has an up and over door, light and power. **A further garage/workshop** is positioned to the rear of the house and is of an excellent size, measuring approximately 4.25m x 6.4m and having various work benches, shelving and an up and over door. This is accessed via a shared driveway to the side of the house, this property having a right of access.

The gardens are compact, the majority being to the rear of the house and being paved, with a small area of lawn, patio area and adjoining well stocked shrub borders.

**SERVICES** Mains gas, water, sewerage and electricity are connected.

**BROADBAND AND MOBILE** Basic and Superfast broadband are available with predicted speeds of 7 to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02487**

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





**TOTAL FLOOR AREA : 1686 sq.ft. (156.7 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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