



42

HARRISON  
LAVERS &  
POTBURY'S  
FOR SALE



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LAVERS &  
POTBURY'S

42 Winslade Road  
Sidmouth  
EX10 9EX

£700,000 FREEHOLD

**No ongoing chain. Spacious four bedroom detached house which has large garden and off road parking for two/three cars.**

42 Winslade Road forms part of a recently completed development of six refurbished houses. Enjoying a lovely southerly aspect, the property is conveniently situated within a short walk of local amenities and bus services on Temple Street. Also nearby is an entrance into The Byes, delightful riverside walk and cycle track, leading to Sidmouth's town centre which lies approximately three quarters of a mile away and offers an excellent range of services and facilities along with the esplanade and seafront.

A resin bond driveway provides ample parking and this particular house has a wide side access leading through to a good size rear garden which is almost level and enjoys a view toward Salcombe Hill.

On entering the property an attractive staircase with glass panels rises to the upper floor and from the inner hall there is a cloaks/WC along with a rear lobby/boot room. There are two ground floor reception rooms, both enjoying a southerly aspect and to the rear of the property is a new extension which has created a very large kitchen/dining/family room. This overlooks the rear garden and has bi-fold doors with the kitchen are offering an excellent range of storage and built in appliances.





To the first floor there are four bedrooms, the master bedroom having an en suite shower room and there is a separate family bathroom which along with the en suite, is fitted with a white suite and attractive tiling. The property is neutrally decorated throughout and feature uPVC double glazed windows along with gas fired central heating.

The garden will be turfed on completion and adjoining the rear of the house is an extensive patio area.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted speeds up to 1800 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 F.

**EPC: C**

**POSSESSION** Vacant possession on completion.

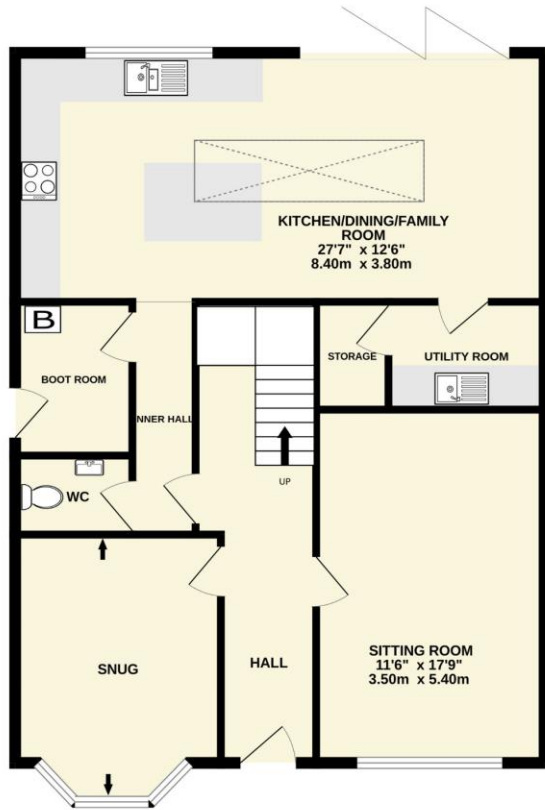
**REF: DHS02071**

**DIRECTIONS** From the top of the High Street, pass the Radway cinema on the left and continue for approximately half a mile, passing Sid Park Road on the right. Take the next turn left which is Winslade Road and the house will be seen a little way along on the right.

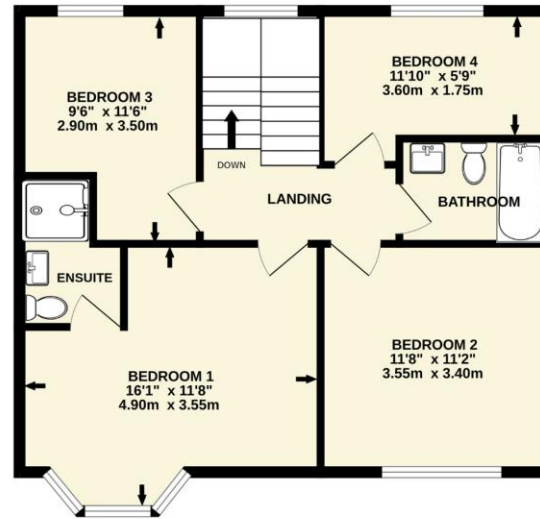
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 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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