



HARRISON
LAVERS &
POTBURY'S

Weston House
Boughmore Road
Sidmouth
EX10 8SJ

£1,750,000 FREEHOLD

Situated to the west side of Sidmouth's town centre, a most attractive detached house set in beautiful gardens and enjoying a lovely south and easterly aspect, with views over the valley and to the sea.

This individual four bedroom home has in more recent years been the subject of considerable alteration and improvement. The accommodation is very spacious and particularly flexible to the ground floor, fitted and finished to a high standard, yet sympathetic to the period of the house.

Set on a gently sloping site, the town centre and seafront are within walking distance and the gardens extend to approximately two thirds of an acre, the majority being to the east, south and west side and have been designed to take full advantage of the views and the aspect along with having lots of privacy and seclusion.

A wide covered entrance and arch top front door opens into the entrance vestibule which has a coats cupboard and useful cloaks/WC off. The impressive reception hall has been used for dining and entertaining with its tiled flooring, log burner and turning staircase rising to the upper floor. Glazed doors open into the two main reception rooms, both enjoying a dual aspect with French doors opening onto a south facing terrace, the drawing room having a feature fireplace with log burning stove.





The kitchen/dining/family room offers lots of space, with the dining area having French doors opening into the garden. The kitchen area is extensively fitted with a range of cupboards and granite worksurfaces which incorporates a large island and all offering ample storage. Appliances include a freestanding electric range style cooker with ceramic hob and cooker hood over, an integrated dishwasher, microwave and space for a large fridge/freezer. A fitted larder offers excellent storage. An adjoining utility/boot room has space for a washing machine, tumble dryer along with further worksurfaces, sink unit and back door. There is also a further cloaks/WC along with a boiler cupboard and walk-in store.

A further reception room adds to the flexibility of the ground floor, perfect as a study or a hobbies room and enjoys a dual aspect with Oriel window and sea view.

To the first floor, a spacious landing has an east aspect with a lovely view across the valley and to the sea. The four bedrooms, all have en-suite facilities, the principal bedroom benefitting from extensive fitted wardrobes, the en-suite bathroom having a bath and separate shower unit. The three further bedrooms all include wardrobes, two having en-suite showers and the other, an en-suite bathroom.

The accommodation is beautifully presented and benefits from having gas fired central heating and uPVC double glazed windows.

The property is approached through a pair of iron gates that open onto a large driveway with central island and providing ample parking, leading to an integral single garage and a further timber double garage, both having electric up and over doors. The gardens extend to approximately two thirds of an acre and comprise sweeps of lawn along with very well stocked shrub borders containing numerous ornamental trees and shrubs. A particular feature is extensive paved patio areas which provide privacy and seclusion, ideal for seating and entertaining.







To the south side, steps lead down to a large pond which is a haven for wildlife. A well stocked vegetable garden has raised beds and fruit cages.

The property is situated in a sought-after location with the town centre and seafront being within walking distance and offering an excellent range of facilities.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted download speeds of up to 1000 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 **G**.

POSSESSION Vacant possession on completion.

EPC: D

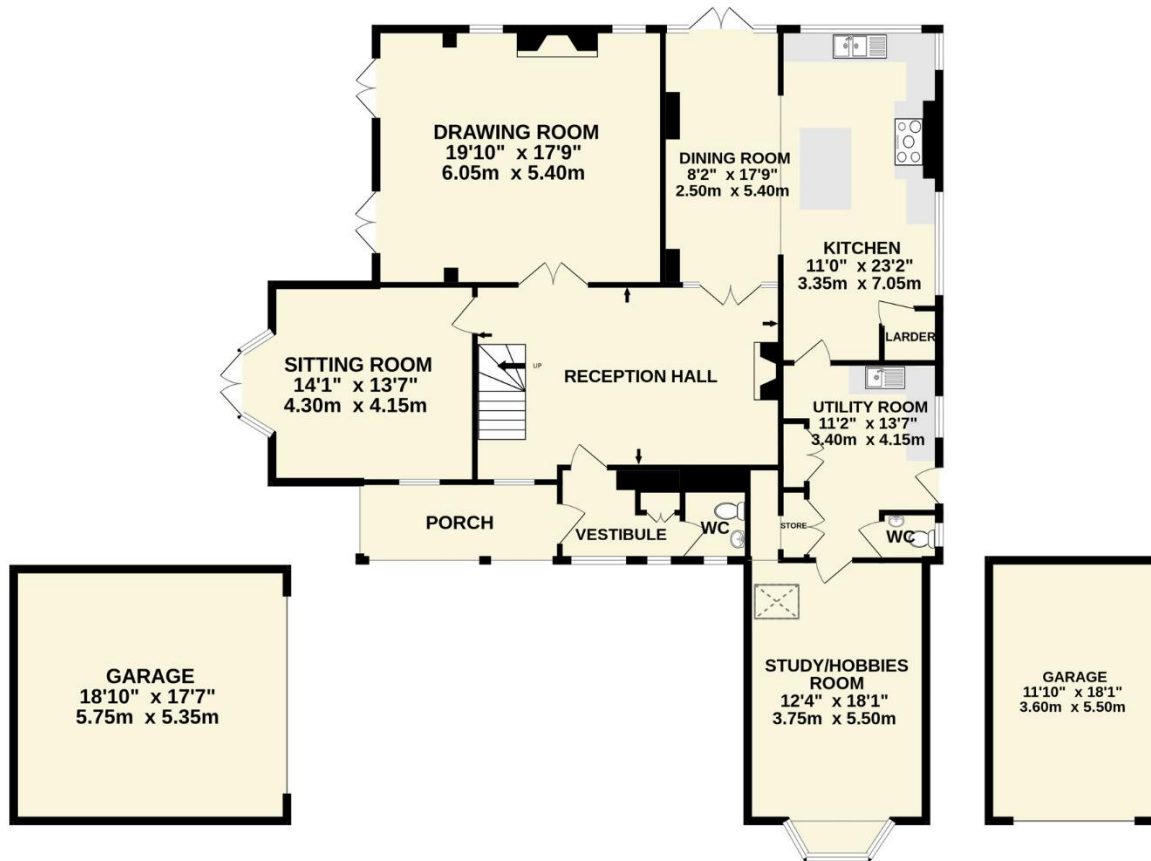
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VIEWING Strictly by appointment with the agents.

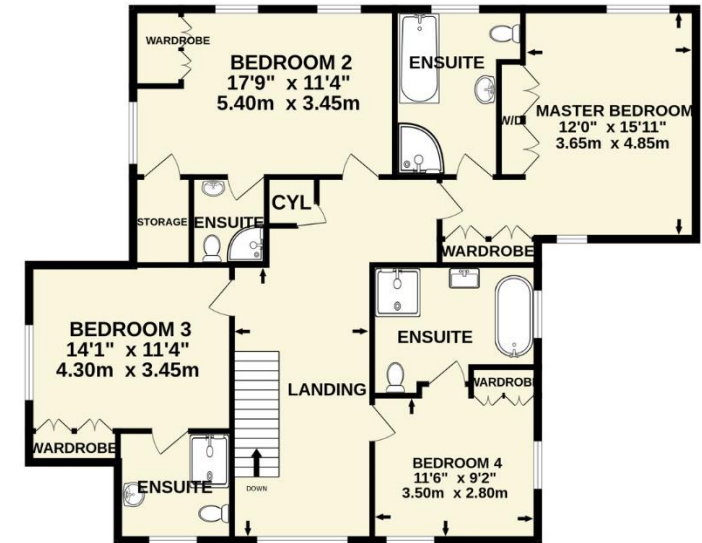


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.

GROUND FLOOR
2287 sq.ft. (212.4 sq.m.) approx.



1ST FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



TOTAL FLOOR AREA : 3593 sq.ft. (333.8 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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