



HARRISON  
LAVERS &  
POTBURY'S

22 Newlands Road  
Sidmouth  
EX10 9NL

£615,000 FREEHOLD

**A superbly presented, four bedroom, detached house having a double garage and a beautifully maintained garden.**

This attractive, modern detached house occupies a pleasant position in a popular residential area.

Newlands Road is approximately a mile and a half from Sidmouth's town centre and seafront, where there is an excellent range of amenities, however, within walking distance there are regular bus services along with local amenities at Sidford and access to The Byes, a delightful riverside walk and cycle track leading to the town centre.

Presented in excellent order the accommodation is arranged over two floors and benefits from having gas fired central heating and uPVC double glazed windows and doors. In more recent years the property has been the subject of considerable improvement and expenditure, which includes a new kitchen/breakfast room and en-suite shower room.

A spacious entrance hall has a cloaks/WC off and the sitting room enjoys a triple aspect with feature fireplace and French doors to the rear garden. There is a separate dining room along with the kitchen/ breakfast room which is extensively fitted and has a built-in oven, hob, cooker hood and integrated fridge and dish washer. Adjoining the kitchen is a useful utility room offering further storage and sink and space for further appliances.





To the first floor there are four bedrooms, the master having fitted bedroom furniture and an adjoining dressing room, which has fitted wardrobes. The en-suite shower room is beautifully fitted with a modern white suite and attractive tiling. Bedroom two also has an extensive range of fitted wardrobes and drawer units and the family bathroom is also fitted with a modern white suite. To the rear elevation at first floor level there are lovely views towards Salcombe Hill.

The majority of the gardens are to the rear of the property and enjoy a south-easterly aspect and lots of privacy. The gardens are very well presented with an area of lawn and well stocked shrub borders and adjoining the rear of the house is a recently paved terrace, taking full advantage of the aspect.

Alongside the rear garden is a detached double garage with access to the rear garden, along with light, power and with both of the doors being electronically operated. Adjoining the garage is a driveway providing parking along with a further area of garden, which is laid to lawn with two more recently planted trees.

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

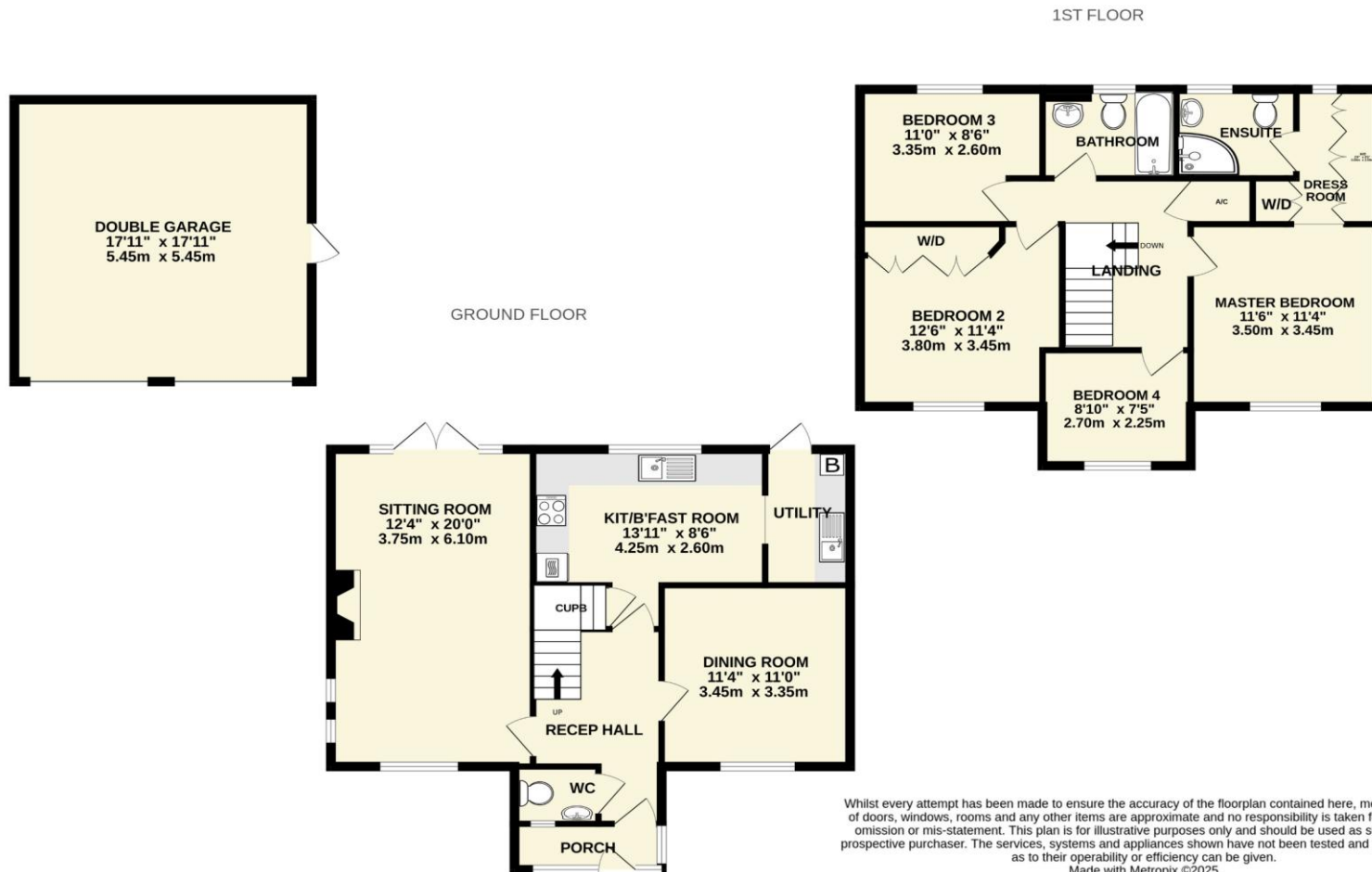
**EPC:** C

**POSSESSION** Vacant possession on completion.

**REF:** DHS02007

**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.



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