



**Harrison-Lavers
& Potbury's**
Hillsdon Management

All Saints Road
Sidmouth

3 Cedar Shade All Saints Road, Sidmouth, EX10 8EU

£625,000 FREEHOLD

A MODERN HOUSE IN AN EXCLUSIVE GATED DEVELOPMENT, HAVING FOUR BEDROOMS (THREE EN-SUITE), SITUATED IN A MOST CONVENIENT LOCATION MOMENTS FROM THE TOWN CENTRE OF SIDMOUTH.

Situated within the gated grounds of an impressive Grade II Listed property, well known locally as the former home of the poet Elizabeth Barrett-Browning and as such, awarded a blue plaque by the Sid Vale Association, is this modern attached house of unique design. The accommodation, which is well presented throughout, comprises an entrance/sun room with full length glazed windows, a good size double aspect sitting room, a kitchen/breakfast room with integrated appliances, four bedrooms, three with en-suite facilities, a study and lastly, a cloakroom/WC. The master bedroom is on the ground floor, with fitted wardrobes and glazed double doors opening into the rear garden. The house also benefits from having gas fired central heating and double glazing.

There is a low maintenance garden to the rear, predominantly paved, with raised gravelled flower beds and enjoying an easterly aspect. There is a single garage and a car port, and the property benefits from access to attractive, beautifully kept communal grounds. The development of Cedar Shade is situated in a very convenient location, moments from the town centre of Sidmouth and within walking distance of the seafront.

DIRECTIONS From our office on the High Street (on foot) proceed up the road, taking the first exit at the roundabout onto All Saints Road. Follow the road, whereupon Cedar Shade will be found on the right hand side, shortly before the roundabout.

The accommodation with approximate dimensions comprises:

Double glazed front door to a:

SUN ROOM Measuring a maximum of 4.0m x 3.8m (13' x 12'6") Five full length double glazed windows, with a south westerly aspect and views over the communal gardens. Radiator. Inset ceiling spotlights. Three steps descend to a:

SITTING ROOM Measuring a maximum of 7.8m x 4.2m (25'6" x 13'9") A double aspect room with double glazed windows to the front, having a south westerly aspect and double glazed double doors to the rear garden. Ornate coving. Inset ceiling spotlights. TV point. BT point. Glazed door to the:

KITCHEN/BREAKFAST ROOM 4.2m x 2.7m (13'9" x 9') Double glazed double doors to the rear garden. A range of fitted cream floor standing and wall mounted units, with an integrated fridge/freezer, dishwasher, washer/dryer and stainless steel double oven with matching four ring gas hob and hood over. Worksurfaces have tiled splashbacks, with concealed downlighting and a stainless steel sink. Radiator. Ornate coving. Wood effect flooring. Inset ceiling spotlights.

From the sun room/entrance there is an opening to an:

INNER HALLWAY Stairs rising to the first floor. Understairs cupboard containing gas fired boiler for hot water and central heating. Ornate coving. Doors to a:

CLOAKROOM/WC White close coupled WC and hand basin. Chrome 'ladder style' radiator. Coved ceiling. Extractor fan.

BEDROOM ONE Measuring a maximum of 6.8m into the bay window x 4.7m (22'3" x 15'6") A double aspect room with a double glazed bay window having a westerly aspect and double glazed double doors to the rear opening onto a walled patio garden. Three built in wardrobes. Radiator. TV point. BT point. Inset ceiling spotlights. Coved ceiling. Door to an:

EN-SUITE SHOWER ROOM White suite comprising a good size tiled shower cubicle with chrome mains shower. White close coupled WC and wash basin. Chrome 'ladder style' radiator. Coved ceiling. Fitted mirror with light over. Inset ceiling spotlights. Extractor fan.

STUDY/BEDROOM FOUR Measuring a maximum of 3.0m into door recess x 3.0m (9'9" x 9'9") Double glazed window with a westerly aspect. Radiator. Fitted desk and shelving. Storage cupboard. Coved ceiling.

FIRST FLOOR

LANDING Two double glazed windows to the rear, with views towards Salcombe Hill. Coved ceiling. Doors to:

BEDROOM TWO Measuring a maximum of 3.9m x 3.7m (12'9" x 12') A double aspect room with double glazed windows, having a south westerly aspect with views towards the Parish Church. Built in double wardrobe. Radiator. Coved ceiling. TV point. BT point. Door to an:

EN-SUITE SHOWER ROOM White suite comprising a tiled shower cubicle with chrome mains shower, white close coupled WC and wash basin. Chrome 'ladder style' radiator. Coved ceiling. Inset ceiling spotlights. Extractor fan.

BEDROOM THREE Measuring a maximum of 3.3m x 3.5m (10'9" x 11'6") Double glazed window with a westerly aspect. Radiator. Coved ceiling. Door to an:

EN-SUITE BATHROOM Obscure double glazed window to the rear. White suite comprising a bath, close coupled WC and wash basin. Chrome 'ladder style' radiator. Coved ceiling. Inset ceiling spotlights. Extractor fan. Door returning to the landing.

OUTSIDE AND GARDEN To the rear of the property is a private walled patio garden, paved and gravelled for ease of maintenance. The gardens comprise a good size patio with outside lighting and a cold water tap, with raised gravelled flower beds and small trees, including an apple tree. A timber gate to the side leads to a private car port, with a door into a single garage. Returning to the rear, there is a further more secluded patio accessed from the main bedroom, again with a raised gravelled flower bed for ease of maintenance. **TIMBER GARDEN SHED.**

GARAGE 5.3m x 3.1m widening to 3.6m (17'3 x 10'3 widening to 11'9) Electric up and over door. Double glazed window to the rear. Power and light. Electricity consumer board and meter cupboards.

PRIVATE CAR PORT An opening width of 2.4m (7'9) and a depth of approximately 4.7m (15'6).

There are also **VISITORS PARKING SPACES.**

TENURE The property is **FREEHOLD**. The owner of the property contributes to the maintenance of the communal gardens and we understand this annual fee is £780.00. These are ornamental gardens and for the quiet enjoyment of residents.

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

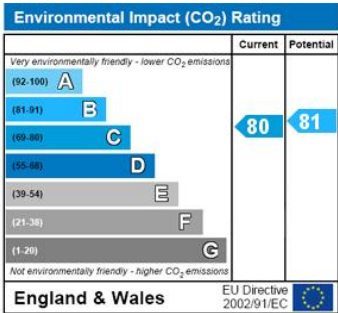
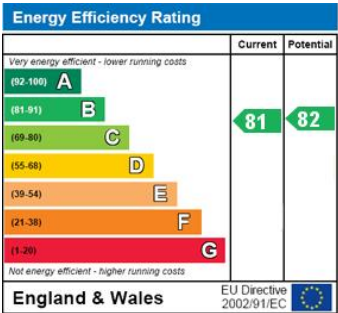
POSSESSION Vacant possession on completion.

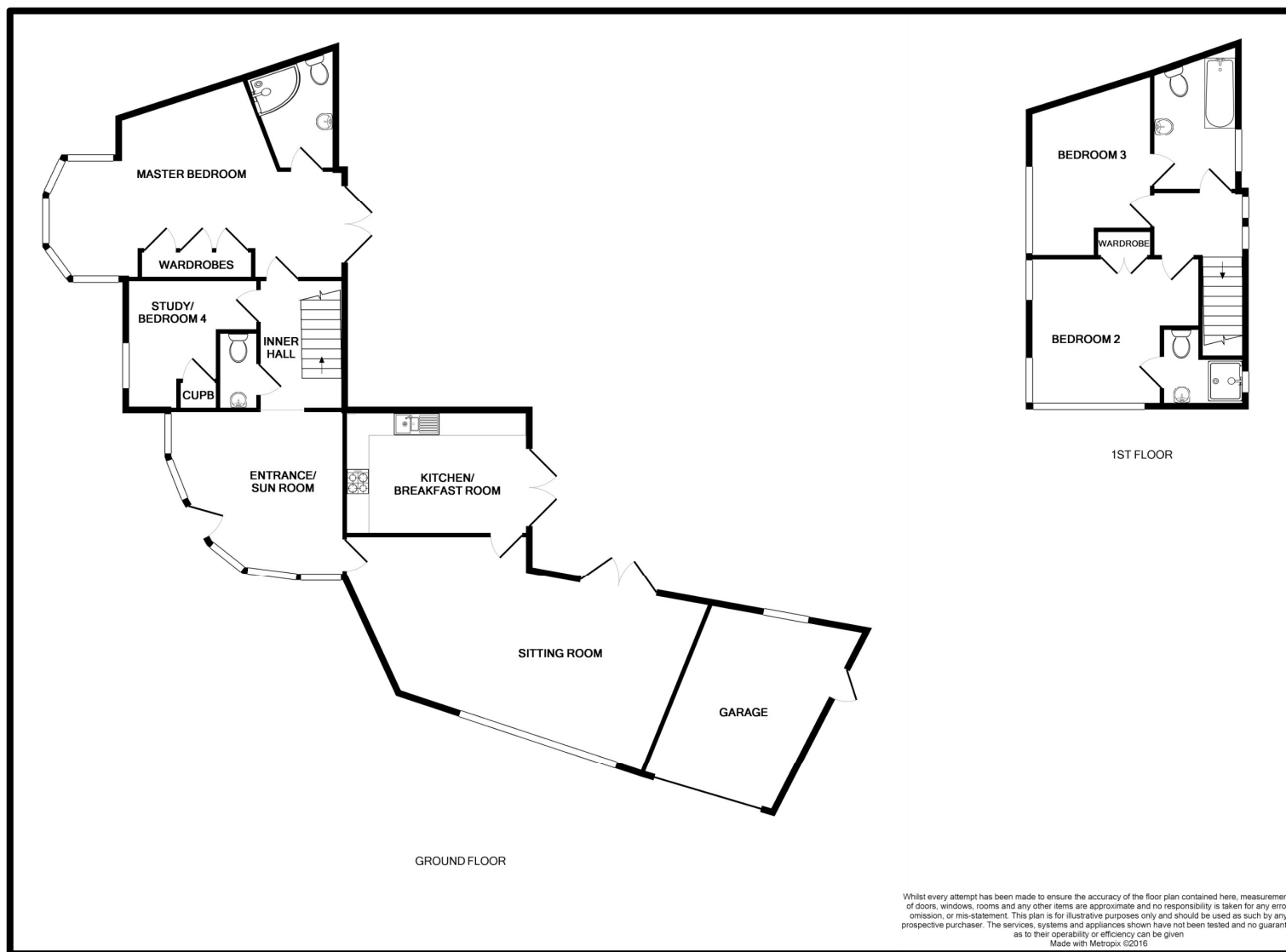
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THIS IS IN COMPLIANCE WITH THE ANTI MONEY LAUNDERING REGULATIONS 2017 AND GDPR 2018

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