



 HARRISON
LAVERS &
POTBURY'S

Westlea
Sid Road
Sidmouth
EX10 8QP

£1,150,000 FREEHOLD

A most attractive and substantial three storey, semi detached house with large garage, parking and gardens, situated within a short stroll of Sidmouth's town centre and seafront.

Westlea was constructed in the Victorian era, circa 1840, and has beautiful elevations. Typical of this era, the property retains much of its original character and charm which includes sash windows with two bay windows to the front elevation serving both the ground floor sitting room and first floor main bedroom.

The property is positioned in one of Sidmouth's most favoured and sought after residential areas and being to the east side of the town, the house takes full advantage of any evening sun. Enjoying a lovely westerly aspect, the house has an outlook into The Byes and from the upper floors there are lovely views across the town towards Peak Hill.

The house can be accessed via a pedestrian gate on Sid Road, however to the rear of the property adjoining Hillside Road is a large gravel parking area which would accommodate four vehicles and this gives access to a large detached garage.

On entering the property, an arch topped porch and substantial front door lead into the reception hall with beautiful turning staircase rising to the upper floors and also has oak flooring and storage cupboards, one housing the gas fired boiler.

The original sitting room enjoys a lovely westerly aspect with bay window and has a feature fireplace and shelving to the alcoves either side.





A further reception room, which was an addition to the original house is very well proportioned and enjoys a lovely dual aspect with sash windows to the front aspect and Bi-fold doors leading into the rear garden.

The dining room has tiled flooring and French doors leading into the garden along with two floor to ceiling storage cupboards with shelving and there is a fire surround and recess. Adjoining this is the kitchen which is partially vaulted with a Velux roof window. The kitchen overlooks the rear garden and offers a range of storage units, granite worksurfaces and integrated dishwasher and freestanding 'Range Style' cooker with double ovens and gas hob. An adjoining utility room offers further storage and space for further appliances.

To the rear of the reception hall is a small study which enjoys an outlook over the rear garden.

The beautiful original staircase rises to the upper floors where the accommodation offers flexibility, with five bedrooms, a bathroom and two shower rooms. At first floor level, a half landing offers a shower room fitted with a white suite. The main landing has a large sash window and gives access to two large double bedrooms, the main bedroom enjoying views across the town and towards The Byses and there are two built in wardrobes along with an en suite shower room, again fitted with a white suite. The en suite also has a door accessing the landing.



The second bedroom enjoys an easterly aspect and also has built-in storage cupboards, along with a feature fireplace.

To the second floor, there are three double bedrooms along with the half landing offering a family bathroom. The three bedrooms on this floor all enjoy lovely views, two in a westerly direction and one to the rear with a lovely view to Salcombe Hill. The family bathroom comprises a panelled bath, WC and wash basin and there are fully tiled walls.

There are well established gardens, the majority being to the rear of the property and comprises a main area of lawn with adjoining shrub borders and there are extensive paved patio areas adjoining the rear of the house, ideal for seating and entertaining.





There is a vegetable area at the top of the garden and an adjoining timber greenhouse and a secure gate accesses the driveway and garage. The **GARAGE** measures 4.65m x 5.4m and has an electric up and over door along with light, power, shelving, window and a side door.

The front garden gently slopes down to Sid Road and has an area of lawn along with paved and gravel areas, all having adjoining well stocked shrub borders, along with a lily pond.

Sidmouth offers an excellent range of services and facilities, the town and seafront being within a short stroll of the property and having 'The Byes' directly opposite the house is great for river side walks.

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

POSSESSION Vacant possession on completion.

EPC: E

REF: DHS02266

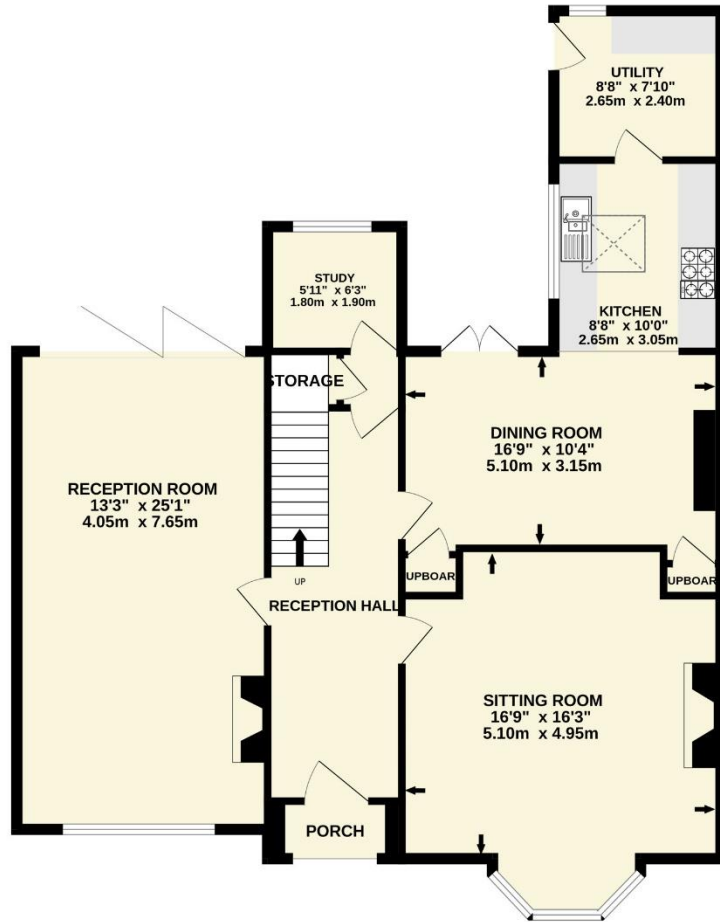
DIRECTIONS Opposite the Radway cinema proceed into Salcombe Road and continue over the River Sid, following the road around to the left. The pedestrian access will then be seen on the right. For vehicle access continue taking the next right into Salcombe Hill Road and right again into Hillside Road. The property is the third driveway on the right.

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.

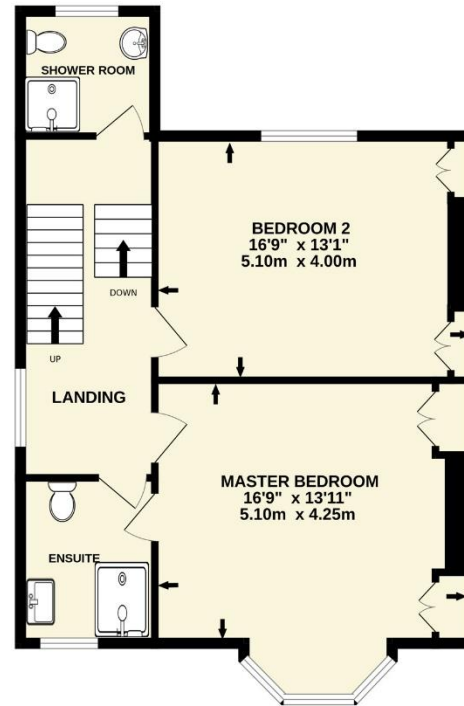
GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



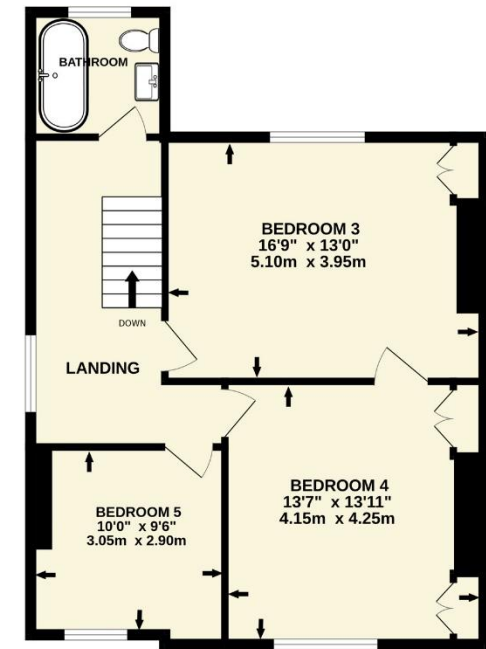
TOTAL FLOOR AREA : 2499 sq.ft. (232.2 sq.m.) approx.

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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1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



2ND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

