



Livonia Lodge
20 Livonia Road
Sidmouth
EX10 9JB

£775,000 FREEHOLD

Occupying a level position in one of Sidmouth's favoured roads, a beautifully presented detached house with south facing rear garden.

Livonia Road is situated a little over a mile from Sidmouth's town centre and seafront where there are an excellent range of facilities. Within a short walk there are shopping facilities at Woobrook along with regular bus services and at the bottom of Livonia Road is an entrance into the Byes, a delightful riverside walk and cycle track leading to the town centre.

In more recent years the property has been the subject of considerable improvement and expenditure which includes a ground floor extension and is presented in superb modern order throughout. The property is fitted and finished to a particularly high standard and with keen attention to detail.

Gas fired central heating is installed and the windows are uPVC double glazed and include bi-fold doors to the dining room opening into the rear garden.

On entering the property, a reception hall/study area has a vaulted ceiling with Velux windows. An inner hall has the stairs rising to the upper floor along with a cloaks/WC which is fitted with a modern white suite and also gives direct access into the integral garage.

The dual aspect sitting room is L shaped and has a feature polished stone fireplace with gas fire. Glazed doors open into the dining room which has an adjoining snug, both enjoying a southerly aspect with vaulted ceiling, the dining room having bi-fold doors and the snug having a range of fitted cupboards and shelving along with two Velux windows.





The kitchen enjoys an outlook over the rear garden and is beautifully fitted with a range of matching units, granite worksurfaces and upstands. Integrated appliances comprise a double oven with microwave above, an induction hob, cooker hood, dishwasher, larder fridge and separate freezer. The kitchen also has a fitted larder along with a roof lantern and back door.

The three double bedrooms, all enjoy a southerly aspect, the main bedroom having fitted wardrobes and drawers, along with an en suite shower room. There is also a separate bathroom, which along with the en suite is fitted with a modern white suite and has attractive tiling. The family bathroom comprises a bath, separate shower cubicle, WC and wash basin.

The gardens are beautifully maintained, the majority being to the rear and being south. Mainly laid to lawn with adjoining well stocked shrub borders and there is extensive paving adjoining the rear of the house which is ideal for seating/entertaining. There is a timber garden storage shed and to one side of the house is a useful undercover area with secure gate. Adjoining the front of the house is a brick paved drive and gravel area which provides ample parking and access to the integral garage which has an electric roller door.

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

EPC: D

POSSESSION Vacant possession on completion.

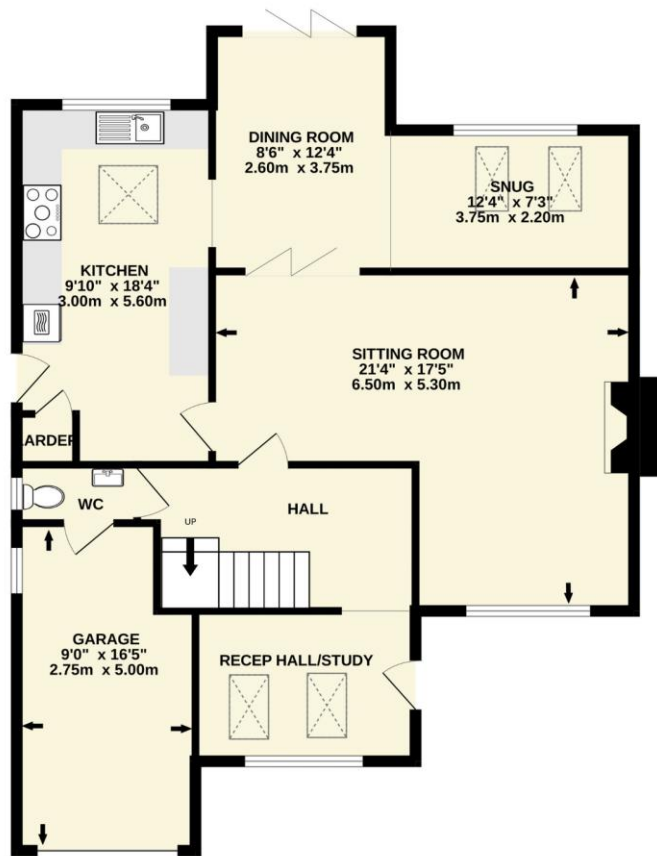
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DIRECTIONS Leaving the top of the High Street pass the Radway cinema on the left and continue for three quarters of a mile bearing right at Exeter Cross signposted Sidbury and Honiton. The next turning right is Livonia Road and the property will be seen a little way along on the right.

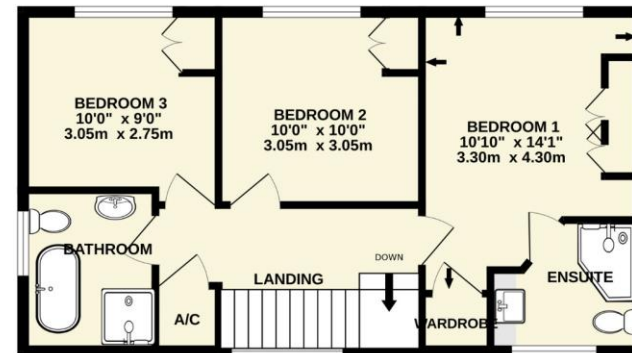
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.3 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.

Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

