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Residential and Commercial
Sales and Lettings

Redfern's
estate and letting agents

York Street, Sidmouth

Guide Price £260,000

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This charming two bedroom fisherman's cottage offers cosy, convenient living close to the heart of the town, a couple of minutes' walk to the sea front and is offered with no onward chain.

The living room is a light room and is fitted with wooden laminate flooring and understairs cupboard. The kitchen is fitted with a good selection of base and wall mounted units with a laminate worktop and has plenty of space for appliances. A door leads into the rear courtyard garden which has a southerly aspect and a storage shed. On the first floor the landing has a store cupboard and there are two bedrooms and a family shower room. The master bedroom is a good sized double room with built in wardrobe, storage cupboard and views over the front garden. The second bedroom is a light, single room with views to the rear. The shower room is set up in a wet room style and is fitted with an electric shower, basin and WC.

Externally the property is approached through a wooden gate and a path through the front garden. The front garden is gravelled with a selection of mature shrubs and a herb garden.

DIRECTIONS <https://w3w.co/backup.indoor.banana>

VIEWINGS By prior appointment with Redferns 01395 512544

SERVICES We understand all mains services are connected

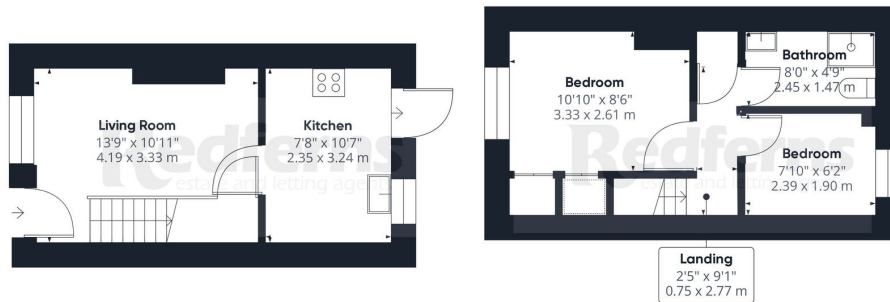
MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

OUTGOINGS Council Tax Band B (as per Gov.UK Website at the date of first listing)

TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Two bedrooms
- Living/Dining room
- Kitchen
- Family shower room
- Close to town centre and Esplanade
- Pretty gardens
- Gas central heating
- Double glazing
- EPC Rating - D
- Council Tax Band B



Ottery St. Mary
Exeter
Sidmouth

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