



Witheby, Sidmouth

Guide Price £535,000

4 2 2



This well presented, spacious, three storey town house enjoys an enviable location on the favoured west side of town, offering beautiful sea and countryside views and is less than 800m from the beach.

The property offers a great range of flexibility, with large spacious rooms and the option to be easily adapted for multigenerational living.

On the ground floor there is an entrance hall leading into the living/bedroom which has an en-suite shower room which is fitted with a shower cubicle, basin and WC. A doorway leads on into the rear garage area which has been adapted to accommodate a utility room which has the potential to be adapted to create a kitchen/dining area subject to the necessary permissions. Stairs lead to the first floor.

The main living room is located on the first floor and is laid to open plan with the well equipped kitchen adjoining. The room is a wonderfully bright, spacious living area with doors leading out onto the balcony which offers beautiful panoramic countryside and sea views. The kitchen is fitted with a range of appliances including an eye level double oven with microwave, 5 burner gas hob with extractor over and a dishwasher. There is a wide selection of modern fronted units at both wall and base level with granite effect laminate worktops. A door leads to another utility which currently houses a double fridge freezer and another cloakroom fitted with a basin and WC.

The remaining three bedrooms are located on the third floor, which benefits from plenty of natural light provided by the roof windows. The larger of the three rooms is a light and airy, very generously sized double room with plenty of room for additional furniture and views to the sea. The next bedroom is also a good sized double room, also with plenty of extra space and views over the gardens and hills beyond. The smaller of the bedrooms is a good sized single room also with sea views. The family bathroom is modern in appearance, is fully tiled and comprises of a corner shower cubicle, basin, WC with a large vanity mirror and ladder style radiator. There are also plenty of modern white fronted cupboards with a granite effect counter top. The property benefits from double glazing and gas fired central heating throughout.

Externally there is a driveway providing off road parking and a lawned garden area for enjoying the outdoor space during the summer months.

A wonderful property offering a great deal of flexibility which needs to be viewed in order to be fully appreciated.

Offered with NO ONWARD CHAIN.

DIRECTIONS <https://w3w.co/proven.stream.ally>

VIEWINGS By prior appointment with Redferns 01395 512544

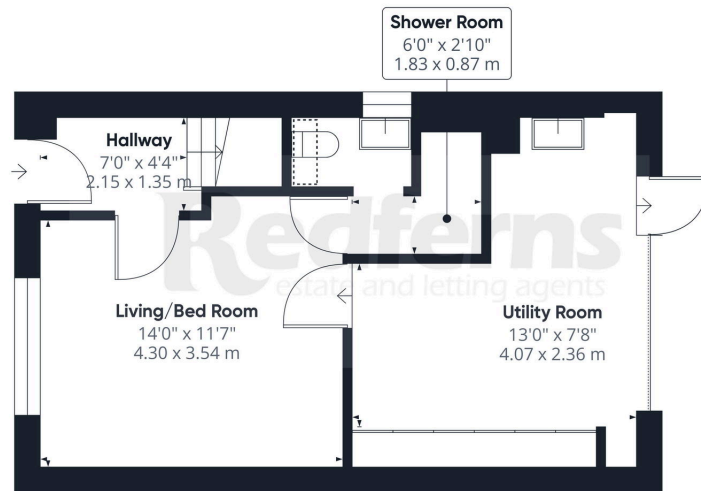
SERVICES We understand all mains services are connected.

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

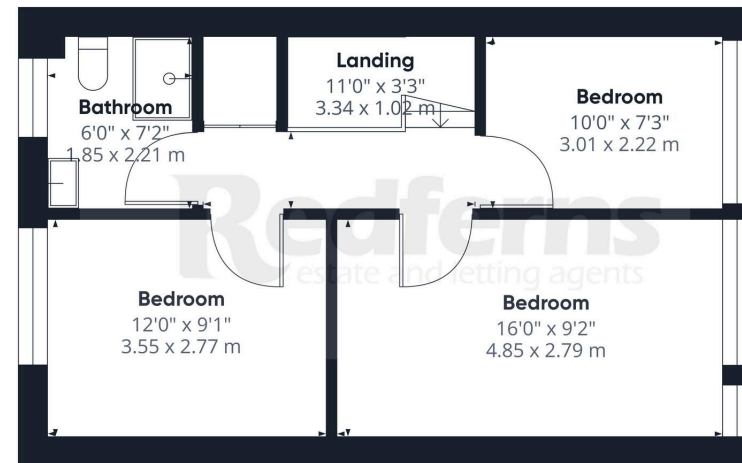
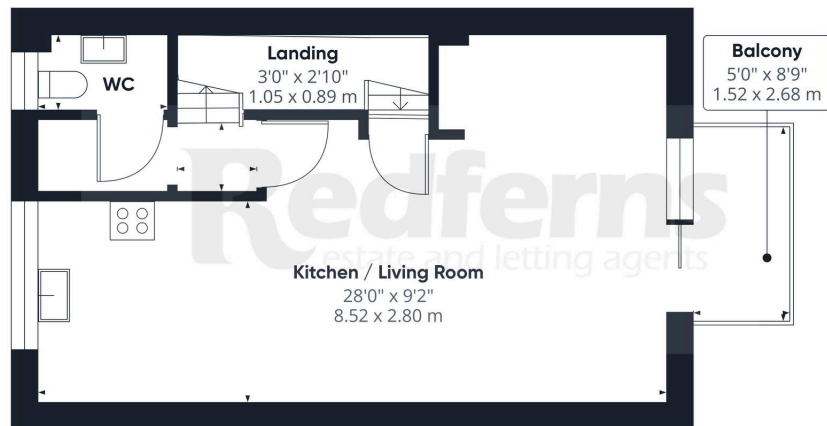
OUTGOINGS Council Tax Band E (as per Gov.UK Website at the date of first listing)

TENURE Freehold





- Close to the beach
- Beautiful countryside and sea views
- Four bedrooms
- Bright, spacious living dining room
- Modern fitted kitchen
- Family bathroom
- Flexibility for multi-generational living
- En-suite
- Gas central heating throughout
- EPC Rating - D



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