



Brownlands Road, Sidmouth

Guide Price £645,000

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This comfortable single storey detached residence occupies a spacious plot in a sought after and peaceful residential location and is offered for sale with no onward chain. The property sits in an elevated position with outstanding views across the Sid Valley and is less than 1 mile distant to the town centre and The Esplanade.

The accommodation has been superbly maintained by the present owner but is now ready for some gentle cosmetic attention in places. The property is entered through a partly glazed uPVC front door that opens onto an entrance hallway which features a selection of useful cupboards. The living/dining room is a pleasant, dual aspect, reception space with two south facing windows that overlook the rear gardens and glazed sliding doors that open onto the conservatory. The room will comfortably accommodate a range of sitting and dining furniture and there is a gas coal effect fire with a stone hearth and surround to one side. The kitchen offers an extensive range of base and wall mounted units with a selection of integral appliances and a breakfast bar counter. A large window with a glazed door to the side looks through the adjoining conservatory to the beautiful views across the Sid Valley and coastline to the west. The conservatory, is a recent addition to the property and provides another splendid space to sit and dine in. The conservatory offers the best views the property has to offer and provides direct access onto the rear gardens and adjoining patio.

There are two double bedrooms. Both bedrooms enjoy a westerly outlook across the valley and have their own fitted wardrobes. The master bedroom also has the benefit of an en suite bathroom comprising a fully tiled suite which includes a panelled bath, a low level wc, a wash basin inset with fitted storage and a heated towel rail. The main bathroom comprises of a similar suite with the exception of a radiator in place of the heated towel rail.

The property is approached along a long tarmac driveway which will accommodate parking for several vehicles with additional space for turning. The driveway, which bisects lawned borders to each side leads towards the garage and the front door. The garage is a large single with an electric up and over door with windows to the side and rear and a door that connects internally to the hallway. The front of the property is enclosed by fencing and a hedge along each boundary. Timber gates are located on each side of the bungalow. the rear gardens are a good size and provide space that will please any keen gardener. The gardens span across both the southern and western side of the plot and offer a fabulous sunny aspect throughout the day. The southern side of the gardens are mostly laid to lawn with a slabbed path that leads around the side of the property. The western side of the garden offers a large patio space which is perfect for entertaining and sitting out. The stunning views across the valley can be enjoyed from several aspects of the garden which also enjoys a great degree of privacy.

A super home in a desirable location. Early inspection recommended.

VIEWINGS By prior appointment with Redferns on 01395 512 544

services We understand all mains services are connected

OUTGOINGS Council Tax Band F

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.





- Entrance Hallway
- Kitchen
- Two Double Bedrooms
- Garage and a Large Driveway
- No Onward Chain
- Living/Dining Room
- Conservatory
- Master En Suite Shower Room and Bathroom
- South and Westerly facing Rear Garden
- Energy Rating TBC



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