



## 75 Betjeman Close, Sidmouth

Guide Price £260,000

2 1 1



This comfortable Coach House residence is presented in excellent order throughout and is offered for sale with no onward chain. The property, which is situated on a popular development on the northern fringes of Sidmouth is located within an easy walk of the excellent facilities at Woolbrook, Waitrose supermarket and the Beacon Medical Centre. The accommodation is offered in superb condition throughout with modern fixtures and fittings and very well maintained interior decorations and floor coverings. There is a modern gas fired central heating system with a combination boiler and uPVC double glazing throughout.

The accommodation is extremely well proportioned throughout briefly comprising of an entrance hallway on the ground floor with coat hanging space and a side door to access the garages and terrace to the rear. Stairs rise to a landing area with an attractive wooden balustrade and a southerly facing window enjoying views towards Bulverton Hill. The living/ kitchen/dining room is a large, dual aspect, reception room offering ample space for living and dining furniture. There is a comprehensive kitchen area which includes a range of base and eye-level storage units with roll-edge worksurfaces and tiled splashbacks. There is an inset stainless steel sink and drainer with mixer tap. Space for full height fridge/freezer. Integral electric oven and four ring gas hob with filter hood. Under counter space and plumbing for washing machine.

Bedroom 1 is a comfortably sized double room with a range of fitted wardrobes and north facing double glazed window overlooking the front. Bedroom 2 is another good sized double bedroom with southerly facing window which also enjoys views towards Bulverton Hill. The Bathroom comprises of a large walk in shower with a thermostatic shower unit, a low level wc, wash basin with storage below, a large heated towel rail, laminate tile effect flooring and part tiled walls.

The garage benefits from an electric roll up door and has a pedestrian door which leads into the entrance hall and another door to the rear which opens onto a lobby area with a partly glazed rear door that provides access out to a private terrace at the rear of the property. The terrace is southerly facing and enjoys a sunny aspect throughout the day. Slate chippings have been laid for ease of maintenance with a couple of shrubs planted to either side. The terrace adjoins a footpath that passes along the southern part of the development.

The apartment, which has served as a charming home for several years, would also lend itself as an excellent investment property, second home or ideal for a first time buyer. Early inspection recommended.

**VIEWINGS** By prior appointment with Redfern on 01395 512 544

**SERVICES** We understand all mains services are connected.

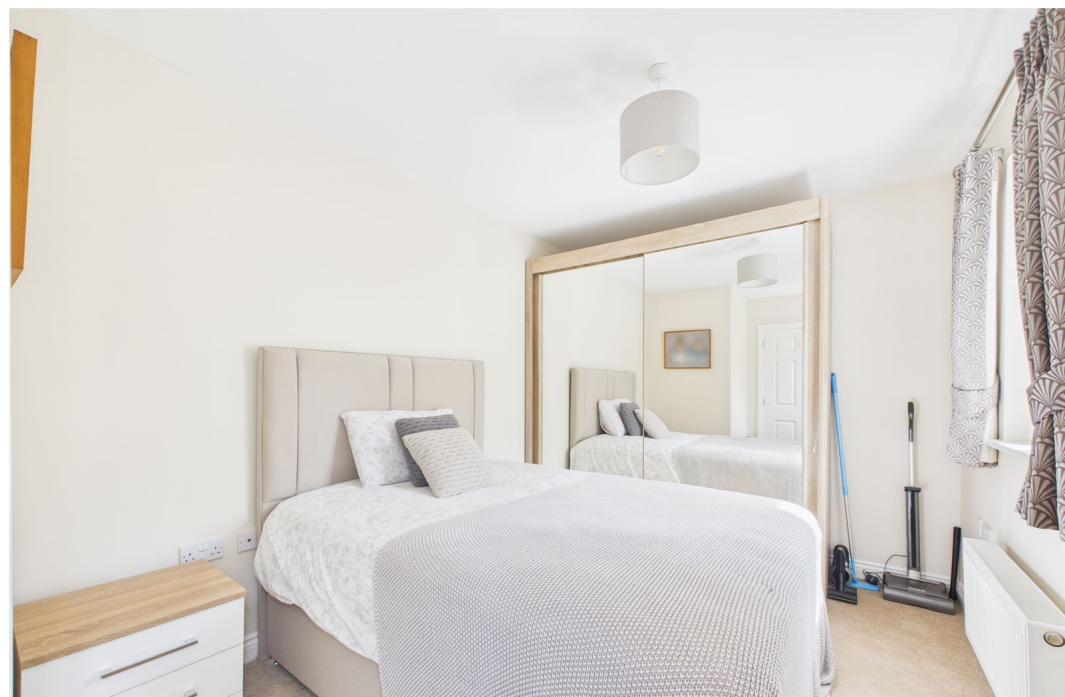
**MOBILE & BROADBAND COVERAGE** Broadband is connected to this property, for specific checks, please use [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**OUTGOINGS** Council Tax Band B

**TENURE** Freehold

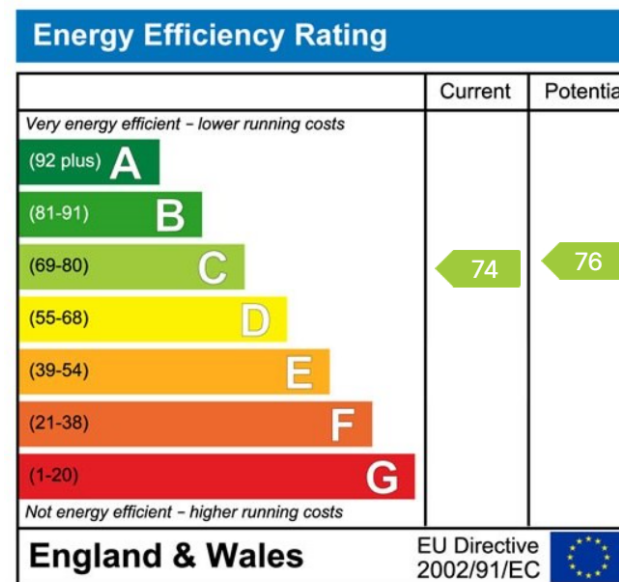
**AGENTS NOTE** Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland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

**IMPORTANT NOTICE 1.** Every care is taken in preparing these particulars but they do not





- Entrance Hallway
- Two Double Bedrooms
- Garage with Off Road Parking to the front
- Excellent Order Throughout
- Energy Rating - C
- Living/Kitchen/Dining Room
- Modern Shower Room
- Low Maintenance Terrace to the Rear
- No Onward Chain



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