



Witheby, Sidmouth

Guide Price £545,000

3 2 2



Offered with NO ONWARD CHAIN this very well presented, spacious, three storey town house enjoys an enviable location on the favoured west side of town. Just a short stroll from the beach, the property enjoys a south-facing balcony with stunning panoramic views of the surrounding countryside and sea.

On the ground floor there is an entrance hall leading into the office/study room which could also double up as a bedroom or utility and on into the spacious garage which has a utility area and is fitted with an electric up and over door.

Stairs lead to the on the first floor and directly into the heart of the home, the spacious living room which is a large, light room with doors leading onto the south facing balcony offering outstanding panoramic sea and countryside views. The newly fitted kitchen has a wide range of modern fronted units at both base and eye level with granite worktops and comprises a sink with drainer, electric oven and hob, integrated fridge freezer and dishwasher. A lovely shower room which is fully tiled and comprises a corner shower cubicle, basin and WC completes this floor.

The three bedrooms are located on the second floor all filled with natural light, along with the family bathroom. The first bedroom is a spacious double room with built in storage and offers stunning views over the countryside and to the sea. Bedroom 2 is located at the rear of the property and is another spacious double with storage and views of hills to the east. Bedroom 3 is a well-proportioned single room also benefits from sea views. The family bathroom is fitted with a modern white suite and comprises a bath with shower over, a vanity style basin and WC with a ladder style radiator.

The property benefits from double glazing and gas fired central heating throughout.

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

A fantastic property presented at a very good level.

Inspection recommended in order to fully appreciate.

Offered with NO ONWARD CHAIN.

DIRECTIONS

<https://w3w.co/names.gifted.fonts>

VIEWINGS

By prior appointment with Redferns 01395 512544

SERVICES

We understand all mains services are connected.

OUTGOINGS

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





- Three bedrooms
- Modern fitted kitchen
- Short walk to the beach and town
- Stunning sea and countryside views
- Gas central heating & Double Glazing
- Large garage and single parking space
- Office/Bedroom
- EPC Rating:
- Council Tax Band
- NO ONWARD CHAIN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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