



Balfours, Sidmouth

Guide Price £390,000

3 1 1



This spacious semi detached home has been tastefully modernised by the present owner and is presented in excellent condition throughout. The property is situated in a popular residential position and is conveniently located within a short walk to a good selection of amenities at Woolbrook.

The accommodation briefly comprises a partly glazed uPVC front door that opens onto a welcoming entrance hallway featuring a useful understairs recess space and a ground floor cloakroom. The living room is a spacious and bright reception space with a large window overlooking the front gardens and a wood effect electric fire. The kitchen/dining room enjoys a dual aspect with an outlook to the side and over the rear gardens. The kitchen area offers a great selection of stylish base and wall mounted units with a selection of integral appliances including an eye level double oven, a four ring gas hob and a dishwasher. Space is available for additional appliances. The utility room is located at the end of the entrance hallway, offering a further range of base units with counter space and an additional sink and draining board. There is a partly glazed uPVC door to the side which opens out onto the rear gardens and a second door that provides access to the garage which also has plumbing for further appliances.

The first floor landing features a large store room. Bedroom 1 is a generously sized double bedroom with a large window overlooking the front. Bedroom 2 is another comfortably sized double room with fitted wardrobes and delightful views to the rear across the Sid Valley towards Salcombe Hill. Bedroom 3 is a good sized single bedroom that enjoys a similar outlook to Bedroom 2. The bathroom comprises of a modern white suite including a panelled bath, a large shower cubicle with a thermostatic shower unit, a wash basin with fitted storage below, a wc and a heated towel rail.

The property is approached over a concrete driveway which slopes down towards the property and levels beyond the front gardens. The driveway will accommodate comfortable off road parking for two vehicles and leads towards a single garage with hinged doors. The garage has light and power and a door to the rear which connects to the utility room. The front of the property is well screened by an evergreen hedge along the front boundary which shelters the front gardens. A planted bedding area sits behind the laurel hedge over a private patio space which is ideal for enjoying the sunshine. A path to the right hand side of the property connects to the rear gardens, which are tended to an excellent standard. A paved path gently steps down from the rear of the property towards a patio space that has been thoughtfully positioned towards the rear boundary to capture the best of the sunshine. A lawn lies to the left of the path which is surrounded by a variety of plants and shrubs that provide colour and interest. The garden is fully enclosed and enjoys stunning views towards the Eastern and Northern fringes of the Sid Valley.

A superbly maintained property. 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 D

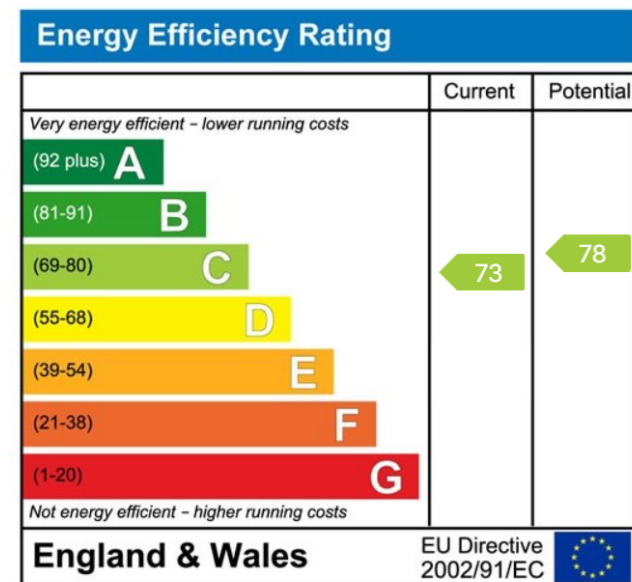
TENURE Freehold

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 Hall
- Kitchen/Dining Room
- Three First Floor Bedrooms
- Garage and Driveway
- Panoramic Sid Valley Views
- Living Room
- Utility Room and separate Ground Floor Cloakroom
- Modern fitted Shower Room
- Landscaped Rear Gardens
- Energy Rating C



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