



York Street, Sidmouth, EX10 8DB

Guide Price £435,000

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This delightful detached residence is presented in superb order throughout and is ready for immediate occupation. The property occupies an enviable position in the heart of Sidmouth's town centre, moments from the High Street and only 200m to The Esplanade. The property has been a highly successful investment property in recent years but certainly has the potential to serve as a wonderful full time home. The property has been refurbished to an excellent standard, benefitting from uPVC double glazing throughout and a modern gas fired central heating and hot water system.

The accommodation briefly comprises of a uPVC partly glazed front door that opens onto an entrance hallway with a useful understairs storage cupboard. The living room is a pleasant reception space with a living flame gas fire and a large bay window that overlooks the front. The kitchen/dining room is another great space with a dual aspect that overlooks the rear courtyard. The kitchen area offers a range of white fronted base and wall mounted units with tiled splashbacks and includes an integral cooker with a four ring electric hob over. There is plenty of space for a good sized dining suite and additional sitting furniture. French doors provide direct access onto the rear courtyard. A utility room with an additional worksurface and a space and plumbing for a washing machine adjoins the kitchen/dining room with a ground floor cloakroom located separately at the rear.

The first floor offers the master bedroom and a large family bathroom. Bedroom 1 is a spacious, dual aspect, double room with another large bay window that overlooks the front. The family bathroom comprises a modern white suite including a large corner bath, separate shower cubicle with a thermostatic shower unit over, a pedestal wash basin, low level wc and a heated towel rail. Stairs rise again to the second floor landing where two further bedrooms are located. Bedroom 2 is another comfortable double bedroom that also enjoys a dual aspect and useful eaves storage. Bedroom 3 is a single bedroom with useful fitted shelving. Bedrooms 2 and 3 both enjoy a southerly aspect with glimpses to the sea.

The property is approached over a resin driveway that provides off road parking for one vehicle. Further parking is available along various neighbouring residential roads and permit schemes are available across a selection of car parks within the town centre via East Devon District Council. The rear gardens enjoy a southerly orientation and provides the perfect space for sitting out and entertaining. The courtyard is fully enclosed but has a gate to one side to provide secondary access.

A excellent home offered with no onward chain. Early inspection recommended.





- Entrance Hallway
- Kitchen/Dining Room
- Three Bedrooms
- South Facing Courtyard Garden
- No Onward Chain
- Living Room
- Separate Utility Room and Ground Floor Cloakroom
- Family Bathroom
- Driveway Parking
- Energy Rating D



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