



Bramble Close, Sidmouth, EX10 9XY

Guide Price £585,000

3 2 2



This spacious detached home offered superbly proportioned and versatile accommodation and is presented in excellent order throughout. The property is located towards the head of a desirable residential cul de sac and enjoys fabulous views through the Sid Valley, along Salcombe Hill, and a healthy view of the sea. The property is fully uPVC double glazed and benefits from a modern gas fired central heating and hot water system with solar water heating.

The accommodation briefly comprises a large entrance porch/sun room that offers comfortable room to remove coats and shoes in addition to sitting furniture. Glazed double doors open onto the adjoining dining hall, which occupies a central space within the property and connects to the remaining ground floor accommodation. The dining hall itself is a pleasant reception space with plenty of room for a good sized dining suite. Stairs to the rear of the room rise towards the first floor with a large window over the stairs which overlooks onto the rear gardens. The kitchen/ breakfast room features an extensive range of base and wall mounted units with a wide expanse of worksurfaces and tiled splashbacks. A large window overlooks the front, and there is additional space for a breakfast table to one side. A separate utility room offers further base units and worktop space with plumbing available for a washing machine. A cloakroom with a low level wc and wash basin is located at the rear of the utility room. A reception room/ground floor bedroom is located to the rear of the dining hall with glazed French doors that open out onto the rear gardens. A conservatory adjoins the reception room, which enjoys a pleasant outlook over the gardens to the side of the property and its own set of glazed French doors to provide direct access.

The first floor landing features an airing cupboard and a useful storage cupboard. The largest room on the first floor is presently used as the main reception room because of the stunning views that can be seen from a large bay window. The room benefits from a dual aspect with an additional window to the side. There are two further double bedrooms which overlook the front and rear respectively. The master bedroom features a good range of fitted storage, excellent views, similar to those of the first floor reception room and a luxurious en suite shower room comprising a walk in shower, wash basin with storage below, a low level wc, and a bidet, all with a fully tiled surround. The family bathroom features another modern suite including a panelled bath with a shower above, wash basin, low level wc and a heated towel rail.

The property is approached over a large brick pavior driveway, which will accommodate off road parking for three vehicles. A planted border has been positioned along the right hand side of the driveway, which continues until reaching a timber gate and fence which provides access to the rear gardens. A single garage, with an electric up and over door, is positioned to the left hand side of the property with a further extension that is presently used as a workshop to the left of the garage. The gardens to the rear and both sides are all well stocked and enjoy a great deal of privacy. A patio, offering a perfect space to sit out, has been positioned on the right hand adjoining the conservatory.

An excellent home, ready for immediate occupation. Early inspection recommended.

VIEWS By prior appointment with Redfern on 01395 512 544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band F





- Reception Porch/Sun Room
- Kitchen/Breakfast Room
- Reception Room and adjoining Conservatory/ Ground Floor Bedroom
- Two First Floor Bedrooms
- Garage, Large Driveway and Well Tended Gardens
- Dining Hall
- Separate Utility and Cloakroom
- First Floor Reception Room with Stunning Views
- Family Bathroom and Master En Suite Shower Room
- Energy Rating TBC



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