



27 Peaslands Road, Sidmouth, EX10 9BE

Guide Price £420,000

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This attractive terrace home is presented in super order and offers versatile accommodation with a range of original features including bay windows, dado rails, and panelled doors.. The property is located in a slightly elevated position along a popular residential street and lies approximately half a mile from the town centre and a little further to The Esplanade.

The accommodation briefly comprises a covered porch above a partly glazed uPVC front door that opens onto a welcoming entrance hallway. The hallway features laminate oak effect flooring which continues into both reception rooms. The living dining room is a delightful, dual aspect reception space with a large bay window overlooking the front and glazed French doors that open onto the rear gardens. The room comfortably accommodates sitting furniture in addition to a dining suite. The second reception room is another great space, presently used as a secondary sitting area but would also serve very well as a formal dining area. The kitchen offers a superb range of base and wall mounted units with an inset Butler sink and a selection of integral appliances. There is a wide expanse of stylish wood block worksurfaces, a window overlooking the rear, and a skylight above. A cloakroom with space a plumbing for utility appliances completes the ground floor accommodation.

Stairs rise towards the first floor landing. Before arriving at the landing space, there is a wet room comprising of a tiled shower area, a low level wc and a wash basin. The remaining first floor space offers four bedrooms and a family bathroom. Bedroom 1 is a comfortably sized double bedroom with a range of fitted storage and an outlook towards the front. Bedrooms 2 and 3 are also double bedrooms with views towards the front and rear respectively. Bedroom 4 is a spacious single bedroom with a window overlooking the rear. The family bathroom comprises a modern white suite with a panelled bath with a thermostatic shower unit over, a wash basin with fitted storage below, and a large heated towel rail.

A low lying brick wall forms the front boundary of the property which shelters the front garden in addition to laurel hedging that has been added for additional privacy. Hinged wooden gates open onto the front courtyard with attractive brick pavers and planted borders either side of the front door. The rear garden is accessed via French doors to the rear of the dining area. The doors open onto a deck which provides a superb space for sitting out and entertaining. The deck enjoys far reaching views across the valley towards Salcombe Hill in the east. The remaining garden has been set up with ease of maintenance in mind with a rear gate that provides access to the adjoining terrace.

A charming home. Early inspection recommended.

VIEWING By prior appointment with Redferns 01395 512544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band D

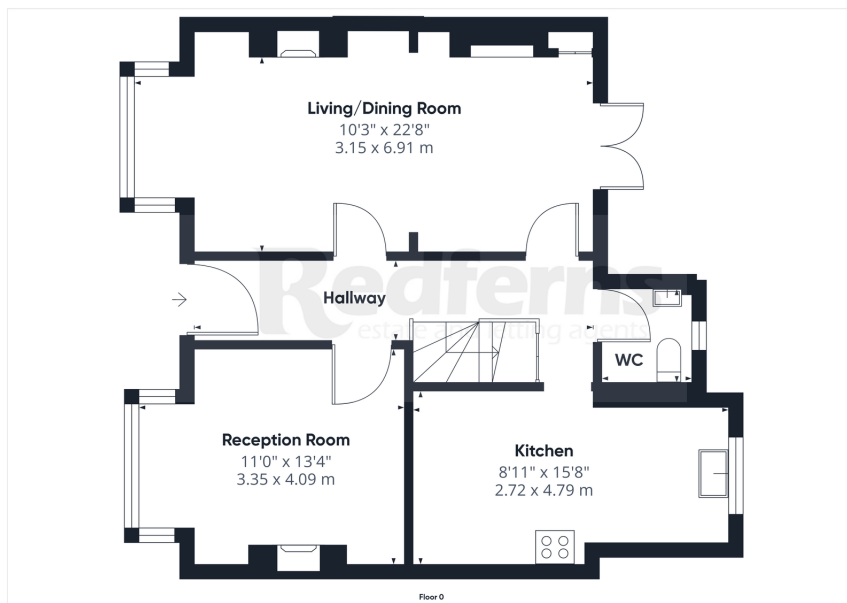
TENURE Freehold

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. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Entrance Hallway
- Living Dining Room
- Second Reception Room
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Four First Floor Bedrooms
- Family Bathroom and separate wetroom
- South Facing Rear Garden
- On Street Parking
- Energy Rating - TBC



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