



Church Street, Sidmouth, EX10 8LY

Guide Price £245,000

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This charming property enjoys a highly convenient location in the heart of town with all the excellent amenities within a short walk. A wonderful stroll along Sidmouth's beautiful Esplanade could be a daily occurrence when living in this comfortable home, and it would easily lend itself as a coastal retreat/holiday home if required.

The characterful and well-proportioned accommodation briefly comprises; reception hall leading to a well-equipped kitchen/breakfast room which is fitted with a range of modern cupboards and drawers at both base and eye level, providing plenty of storage. There is a built-in oven and hob, along with space for further modern appliances. The granite effect worktops provide ample space for food preparation and there is room for a breakfast table and chairs. The sitting room/dining room is an impressive, spacious room with a feature focal fireplace.

On the second floor is a family bathroom which is fitted with a modern white suite and a hidden bedroom.

Two further double bedrooms on the third floor both enjoy a pleasant view of the church and one is fitted with a range of wardrobes and a vanity sink unit. The property is electrically heated and has traditional timber windows expected for this age of property.

A super maisonette in a desirable position. Early inspection recommended.

DIRECTIONS What3words:///path.sooner.tides

VIEWINGS By prior appointment with Redferns on 01395 512 544

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band B

TENURE Freehold

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property. For specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/)

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





- In the heart of town
- Kitchen/breakfast room
- Three bedrooms
- Bathroom
- No onward chain
- Characterful and deceptively spacious
- Sitting room/dining room
- Master bedroom with built-in wardrobes
- Pleasant views towards the church



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