



Cheese Lane, Sidmouth, EX10 8RA

Guide Price £725,000

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This charming turn of the century residence is offered for sale as two comfortable apartments but has great potential to be returned to wonderful detached house. The property, which is offered for sale with no onward chain, is believed to have been converted in the late 1960's, and is situated in an enviable location on the western side of town. Cheese Lane is only a short, and fairly level walk, to the High Street and The Esplanade.

The ground floor apartment presently comprises of two reception spaces which includes a conservatory that is presently used a dining space that enjoys a delightful outlook over the rear gardens and a living room that overlooks the front gardens. Both rooms feature glazed doors that provide directly access respectively. In addition, there is a kitchen, two bedrooms, which includes a master en suite shower room, and a family bathroom.

The first floor apartment offers similar accommodation with a reception room with a large bay window overlooking the front gardens. A dual aspect kitchen/dining room with a great range of base and wall mounted units and glimpses to the sea. The first floor apartment also features two double bedrooms and a modern family bathroom.

Both apartments enjoy a range of original features including high ceilings and cast iron fireplaces. Each apartment has its own central heating and hot water systems and can be run independently.

The property is approached over a tarmac driveway that will accommodate parking for 2 vehicles. A few steps rise towards the front gardens which are well stocked with a variety of plants and shrubs. A path continues along the right hand side of the property, passing by the main entrance and beyond towards the rear gardens. A patio area lies immediately to the rear of the property and provides an excellent space for sitting out and entertaining. The remaining garden is mostly laid to lawn with established shrubs and hedges to each side, which offers an excellent degree of privacy.

A unique opportunity to acquire an attractive residence in a desirable residential position. Early inspection recommended.

VIEWING By prior appointment with Redfern's 01395 512544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band - Flat 1- D / Flat 2 - 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.

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees or subordinates make or give any representation or statement in relation to the property.





- Charming Period House
- 2 Bedroom Ground Floor Apartment
- 2 Bedroom First Floor Apartment
- Front and Rear Gardens
- Off Road Parking
- Four Bedrooms (total)
- Three Reception Spaces (total)
- Two Bathrooms and a Master En Suite Shower Room (total)
- No Onward Chain
- Energy Rating - D



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