



Altura, 1 Broadway, Sidmouth, Devon, EX10 8XH

Guide Price £650,000

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This spacious chalet style residence is situated in a popular residential position approximately half a mile from the high street and a little further to The Esplanade and is offered for sale with no onward chain. The property, which offers incredibly versatile accommodation, is now ready for general modernisation but benefits from a level south facing rear garden, a garage and, ample off road parking to the front. The accommodation briefly comprises of a glazed entrance porch, which offers plenty of space to remove coats and shoes, before a glazed internal door opens on to the hallway which offers a ground floor cloakroom and a useful under stairs storage cupboard. The living room is a spacious, dual aspect reception room with a large window overlooking the front gardens and glazed sliding doors that offer direct access to the rear gardens. A door to the rear of the living room leads to a superbly proportioned ground floor bedroom with an en suite bathroom. The bedroom also enjoys an outlook over the rear gardens with a great range of fitted storage and the en suite comprises a bath, large shower cubicle with an electric shower unit, a wash basin with storage below and a wc. The dining room is another pleasant reception space that adjoins both the kitchen and the conservatory. The kitchen offers an extensive range of base and wall mounted units with space for a selection of appliances and a pantry store. French doors from the dining room and a glazed door from the kitchen provide access to the conservatory. The conservatory enjoys views across the rear gardens with three sets of doors that provide direct access. The ground floor accommodation is completed by another room, presently used as a study but could also serve as another reception room or ground floor bedroom. The first floor offers three further bedrooms, a bathroom, an en suite shower room and a large linen store adjoining the landing. Bedroom 2 is a generously sized double bedroom that enjoys a dual aspect and has the benefit of an en suite shower room comprising a large shower cubicle, a wash basin with storage below and a wc. Bedroom 3 is another comfortably sized double bedroom that also enjoys a dual aspect and has its own range of fitted storage. Bedroom 4 is a single room with a southerly aspect and the family bathroom comprises a panelled bath, separate shower cubicle, basin and wc. The property is approached over a large brick paviour driveway that will accommodate off road parking for several vehicles. There is a single garage with an electric up and over door and a pedestrian door to the rear. A picket fence separate's the end of the driveway and the front/side gardens. The initial part of the garden is gravelled and has been used as a discreet space to park a motorhome and a trailer by the previous owners. Timber gates to either side of the property open onto the rear garden which are a delightful southerly facing space which enjoys sunshine throughout the day. The gardens, which are fully enclosed, are mostly level with a small patio laid immediately to the rear of the property and a small section of lawn. The gardens enjoy an excellent degree of privacy from a laurel hedge along the rear boundary and a selection of plants and shrubs to each side. There is a greenhouse, summerhouse and a timber shed. A super home with versatile accommodation. Early inspection recommended.

VIEWINGS By prior appointment with Redferns on 01395 512 544

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band F

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.





- Glazed Porch and Entrance Hall
- Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom and En Suite Shower Room
- Garage and Driveway
- Three Ground Floor Reception Rooms
- Ground Floor Bedroom with En Suite Bathroom
- Three First Floor Bedrooms
- South Facing Rear Gardens
- Energy Rating TBC



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk



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