





# Primley Road, Sidmouth

Guide Price £435,000

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This spacious semi-detached bungalow sits on a level plot in a popular residential position and is offered for sale with no onward chain. Primley Road is situated within easy walking distance of The Byes and is within comfortable walking distance to a selection of useful amenities located at Woolbrook. The excellent facilities on the High Street and The Esplanade are only 1 mile distant. The property is now ready for general cosmetic attention and updating but is fully uPVC double glazed.

The accommodation briefly comprises of a large and welcoming entrance hallway which features a useful airing cupboard and overhead storage. The living room is a delightful reception space with a gas coal effect fire with a tiled surround and hearth and a wooden mantle over. There is a large bay window to the rear with glazed sliding doors that open directly onto the rear gardens. The kitchen/dining room is located towards the front of the property. This dual aspect room benefits from some of the best views the property has to offer with a large bay window facing east towards Salcombe Hill. The kitchen offers a good range of base and wall mounted units and there is plenty of room for a good sized dining suite. A door to the rear of the kitchen opens onto a lobby which offers further space for appliances and connects to the conservatory. The conservatory adjoins the rear of the garage and features its own set of sliding doors that open out onto the rear garden. Obscured glazed doors also give access to the rear of the garage and a covered walkway provides sheltered access back to the front of the property.

There are two bedrooms. Bedroom 1 is a comfortably sized double room with a good range of fitted wardrobes and has a large window that overlooks the rear gardens. Bedroom 2 is a small double room with fitted shelving and has an easterly facing window that overlooks the front gardens. A wet room has been installed in recent years comprising a easy access walk in shower with a thermostatic shower unit above, a wash basin with fitted storage below, a wc and a heated towel rail, all with a fully tiled surround.

The property is approached over a slabbed path that leads towards the front door with planted borders to either side. The driveway, which will accommodate off road parking for two vehicles, is located to the left hand side of the front gardens and leads towards the garage. The garage has an up and over door with the benefit of light and power. A partly glazed uPVC door between the garage and the property opens onto a covered passageway which connects through to the conservatory. The rear garden a fully enclosed space that enjoys a westerly orientation, perfect for capturing the afternoon and evening sunshine. A patio is situated immediately to the rear of the property and offers an excellent space for entertaining and alfresco dining. A large bedding area, that will please any keen gardener, lies beyond the patio which is well stocked with a variety of plants, shrubs and trees.

A comfortable home, ready for immediate occupation. Early inspection recommended.

VIEWINGS By prior appointment with Redfern 01395 512544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band D

TENURE Freehold

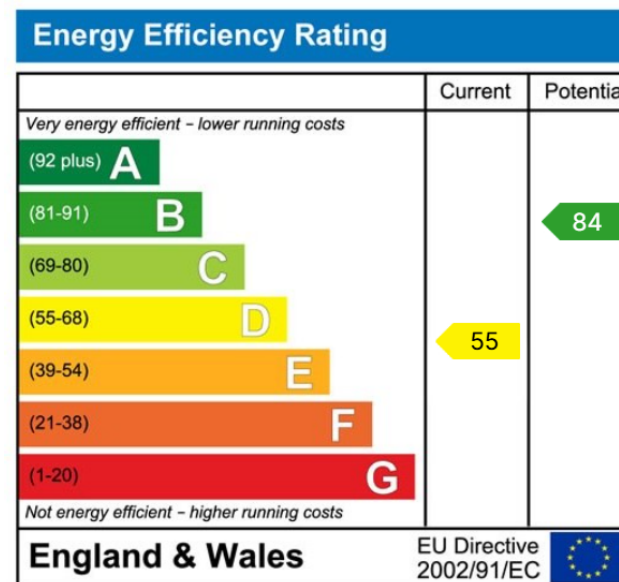
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.







- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Conservatory
- Two Double Bedrooms
- Shower Room/Wet Room
- Garage and Driveway Parking
- Level Front and Rear Gardens
- No Onward Chain
- Energy Rating - TBC



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