






Holmdale, Sidmouth, EX10 8DN

Guide Price £365,000

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This spacious townhouse enjoys light and airy, well-proportioned accommodation and occupies an excellent position, moments from Sidmouth High Street and only a short level walk to both The Esplanade and The Byes.

The accommodation, which is arranged over three floors, briefly comprises a reception hallway, a spacious open plan sitting room/dining room, allowing plenty of room for family and friends to dine and socialise together. The sitting area has a feature bay window, and the dining area is conveniently adjoining the kitchen, which is fully equipped with a range of cupboards and drawers at both base and eye level. The utility room provides additional storage and appliance space with a cloakroom W.C. and access to the rear courtyard. The first floor offers two double bedrooms and a family bathroom with a separate W.C. The largest bedroom enjoys a southerly facing bay window and a great range of fitted wardrobes and overhead storage. On the second floor is another spacious double bedroom. The house benefits from uPVC double glazing and gas central heating. The rear courtyard is incredibly low-maintenance. Ideal for container planting, and there is room for sitting out or alfresco dining. This property would serve as a fantastic home, investment/holiday home or retirement purchase.

VIEWINGS By prior appointment with Redferns on 01395 512 544

SERVICES We understand all mains services are connected

DIRECTIONS What3words///body.remote.angel

OUTGOINGS Council Tax Band C

TENURE Freehold

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property. For specific checks, please use this link checker.ofcom.org.uk

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.

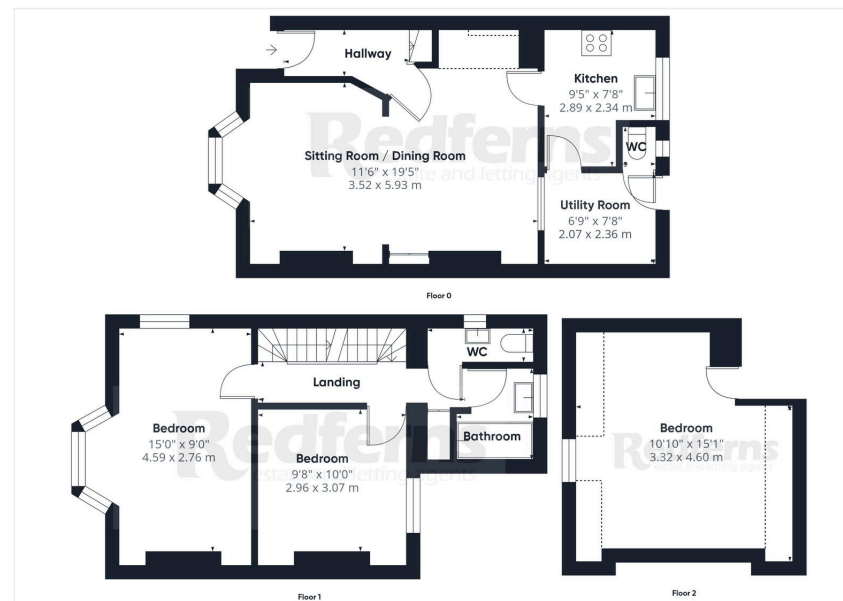
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- Convenient location
- Kitchen & utility room
- Three double bedrooms
- uPVC double glazing
- Courtyard garden
- Open plan sitting room/ dining room
- Cloakroom WC
- Family bathroom with separate WC
- Gas central heating
- No onward chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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