



Holmdale, Sidmouth, EX10 8DN

Guide Price £325,000

3 1 2



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 Redfern on 01395 512 544

SERVICES We understand all mains services are connected

DIRECTIONS What3words///body.remote.angel

OUTGOINGS Council Tax Band C

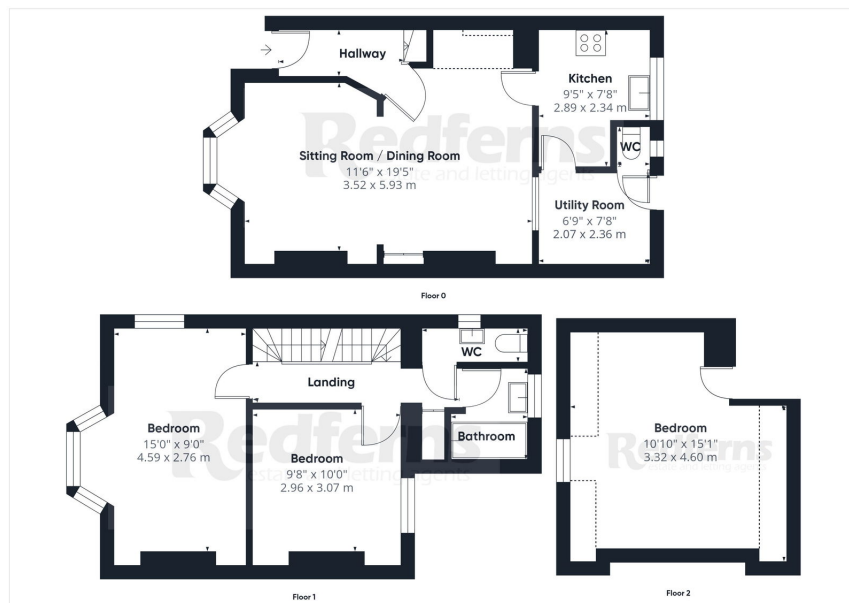
TENURE Freehold

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

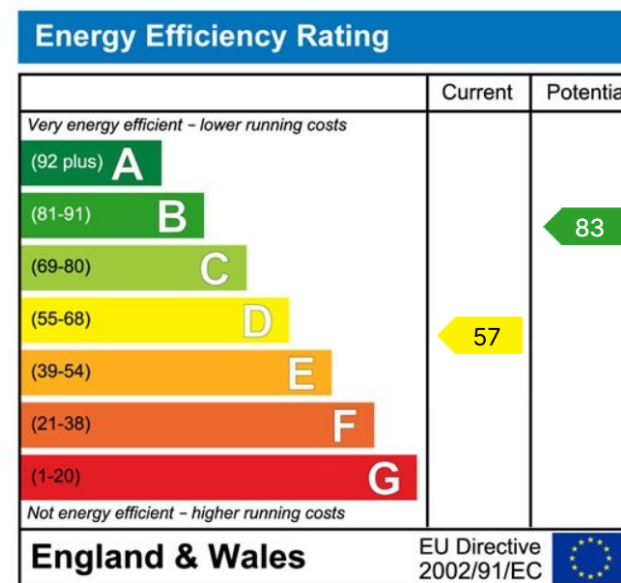
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue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

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 have authority to make or give any representation or warranty in relation to the property or its use. **3.** Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. **4.** All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. **5.** The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. **6.** Descriptions of a property are inevitably subjective, but we endeavour to make our particulars accurate.





- 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



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