



116 Howarth Close, Sidmouth, EX10 9FA

Guide Price £345,000

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This modern family home offers spacious and well proportioned accommodation and is offered for sale in excellent condition throughout. The property occupies a convenient position, only a short walk from Waitrose supermarket and the Beacon Medical centre, and is approximately 1.5 miles to the town centre and a little further to The Esplanade. A great selection of amenities are also available within half a mile at Woolbrook and Sidford.

The accommodation briefly comprises a partly glazed uPVC front door that opens onto a welcoming entrance hallway with a useful ground floor cloakroom. Stairs drop down towards the living accommodation on the lower ground floor and additional bedroom accommodation on the first floor. The living accommodation features a superbly proportioned open plan space. The kitchen/dining area is located to the rear with glazed French doors and a window overlooking and providing access to the rear garden. The kitchen offers an extensive range of base and wall mounted units and includes a selection of integral appliances. There is a comfortable amount of space for a good sized dining suite next to the kitchen. Attractive oak effect laminate flooring continues from the kitchen/dining room into the adjoining living area, which is another pleasant reception space.

There are two versatile rooms at ground floor level. The front room is a large double bedroom, but serves as another excellent reception space for other properties with a similar layout. This room features a southerly facing Juliette balcony with glazed French doors and additional panels to each side. The balcony enjoys a delightful outlook over the rear gardens and down through the Sid Valley to the sea. Bedroom 4 is a large single bedroom, presently used as a study.

The first floor offers two further double bedrooms including an en suite shower room and a family bathroom. Bedroom 1 is a comfortably sized double bedroom with a great range of fitted wardrobes and benefits from a recently modernised ensuite shower room with an attractive tiled surround that comprises a large corner shower cubicle with a thermostatic shower unit, a low level wc with a concealed cistern, and a wash basin with vanity unit above. Bedroom 1 enjoys a similar, yet superior, outlook to bedroom 4. Bedroom 2 is another generously sized double bedroom that overlooks the front.

The property is approached over a brick paviour driveway to the front that will accommodate off road parking for two vehicles. Further parking is freely available in the immediate surrounding area. The rear gardens enjoy a southerly orientation, perfect for capturing sunshine throughout the day, and are fully enclosed. A composite decking area, which is perfect for sitting out and alfresco dining, lies immediately to the rear of the property. The remaining garden is laid to lawn with planted borders on each side. A timber gate provides access to the rear.

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

VIEWINGS By prior appointment with Redfern on 01395 512544

SERVICES We understand all mains services are connected.

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

OUTGOINGS Council Tax Band D

TENURE Freehold





- Entrance Hall
- Four Bedroom
- Family Bathroom and additional Cloakroom WC
- Views through the Sid Valley to the sea.
- Excellent Order Throughout
- Open Plan Living/Kitchen/ Dining Room
- Modernised Ensuite Shower Room
- South Facing rear Garden
- Driveway Parking for Two Vehicles
- Energy Rating TBC



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