



Quince Cottage
25 Holmdale
Sidmouth
EX10 8DL

£365,000 FREEHOLD

A three storey end of terrace house occupying a convenient position, close to the town centre and seafront and with off road parking for a small car.

This attractive bay fronted, end of terrace house enjoys a convenient yet tucked away location, with gas central heating and double glazing. An entrance hall has a storage cupboard and leads to an open plan sitting/dining room with dual aspect, to include a bay window looking south easterly to the front. A separate kitchen is fitted with a range of units, with space for a gas cooker, fridge/freezer and washing machine, a wall mounted gas combination boiler and a storage cupboard beneath the stairs. The covered side return has created a useful additional room with a door leading into the rear garden.

On the first floor, a good size main bedroom has built in wardrobes and a front facing bay window looking south easterly, a third single bedroom, bathroom and separate WC. On the second floor, bedroom two is of a good size with a built-in wardrobe and front facing Dormer window, having a pleasant view to the top of Salcombe Hill.





To the front of the house, a brick paved garden has flowerbed borders and provides off road parking for a small car. To access the parking a car must be reversed. To the rear of the house is an enclosed brick paved garden with raised patio, cold water tap and pedestrian rear access.

The house is situated in a tucked away location, just a short walk from the town centre and only a third of a mile from the seafront and esplanade. The house stands within easy reach of a broad range of independent shops and High Street chains, popular cafes and restaurants, post office, cinema and regular bus services.

OUTGOINGS We are advised by East Devon District Council that the council tax band is C.

EPC: D

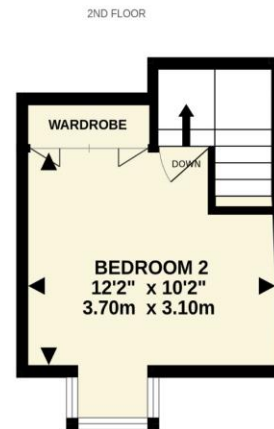
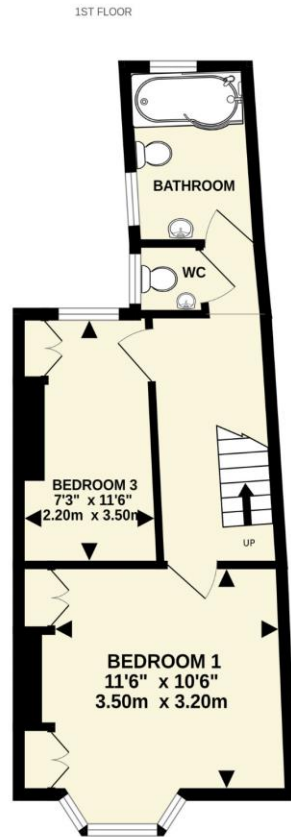
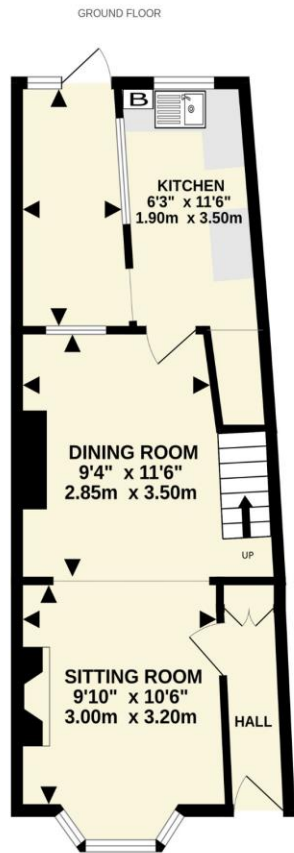
POSSESSION Vacant possession on completion.

REF: DHS02450

DIRECTIONS On approaching Sidmouth on A3052 from Exeter, turn right at the junction with The Bowd Inn to join the B3176. Follow the road down into Sidmouth, joining Station Road and at the mini roundabout with The Woodlands Hotel take the second exit onto All Saints Road. At the next mini roundabout turn right to join High Street and shortly after passing Co-Op on the left, take the next left turning into Holmdale. Follow the road then turn left where signposted Holmdale ODD NUMBERS 11-49 where the property will then be found at the end of the road on the left. Those arriving by car to view are advised to park in Mill Street or Ham car park and approach the property on foot.

VIEWING Strictly by appointment with the agents.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

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