



Sidford High Street, Sidford, EX10 9SH

Guide Price £499,950

3 1 2



This attractive 1930's detached home is superbly presented and enjoys a delightful southerly facing rear garden with exceptional views through the Sid Valley with glimpses to the sea at the rear. The property is situated along the northern fringes of the Sid Valley, 2 miles distant to The Esplanade and the town centre but is within short walking distance to a selection of useful amenities at Sidford.

The accommodation briefly comprises of a partly glazed uPVC front door that opens onto an entrance porch with tiled flooring. An inner timber door open onto the entrance hallway which features oak effect flooring that continues into the living room. The living room is a charming reception space with a large bay window that overlooks the front and a dual sided woodburning stove that sits on a tiled hearth. The kitchen/dining room has been remodelled in recent years and now offers a beautiful social space that will undoubtedly become the hub of the home for any prospective purchaser. The kitchen offers an extensive range of base and wall mounted units with Corian worksurfaces and a selection of integral appliances which includes a rangemaster cooker. There is a breakfast bar to the right hand side of the kitchen and plenty of room for a good sized dining suite. The dining area also benefits from the opposing side of the woodburning stove that adjoins from the living room. This excellent space is complimented by two windows and glazed sliding doors that overlook the rear gardens and beyond with fabulous views through the Sid Valley including Salcombe Hill in the East. A door to side of the kitchen opens onto a lobby which gives access to a ground floor cloakroom, the garage and a side door that leads out to the rear gardens.

A window over the stairs allows light to flow onto the first floor landing. Bedroom 1 is a generously sized double bedroom with a large bay window that overlooks the front gardens. Bedroom 2 is another comfortably sized double bedroom that enjoys some of the best views the property has to offer through the Sid Valley with glimpses of the sea. Bedroom 3 is a single room that overlooks the front. The bathroom comprises a modern white suite with a panelled bath with an electric shower over, a wash basin with fitted storage below, a low level wc and a heated towel rail.

The property is approached over a large concrete driveway which will accommodate off road parking for several vehicles. A planted border flanks the eastern boundary and a stone wall shelters the front of the plot. The garage is positioned to the left hand side of the property and a workshop has been added on the opposite side. The rear gardens are accessed via a gate to the left of the garage or the rear of the workshop. The gardens are a beautiful, southerly facing, space that will please any keen gardener. A patio lies immediately to the rear of the property which is one of the many spaces to enjoy the aforementioned views. The patio steps down to a lawned area interspersed with a selection of mature planted, shrubs and tree which include a magnificent magnolia. The rear gardens are fully enclosed and provide an excellent degree of privacy.

A charming home with an outstanding outlook. Early inspection recommended.

VIEWINGS By prior appointment with Redfern on 01395 512 544

SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band E

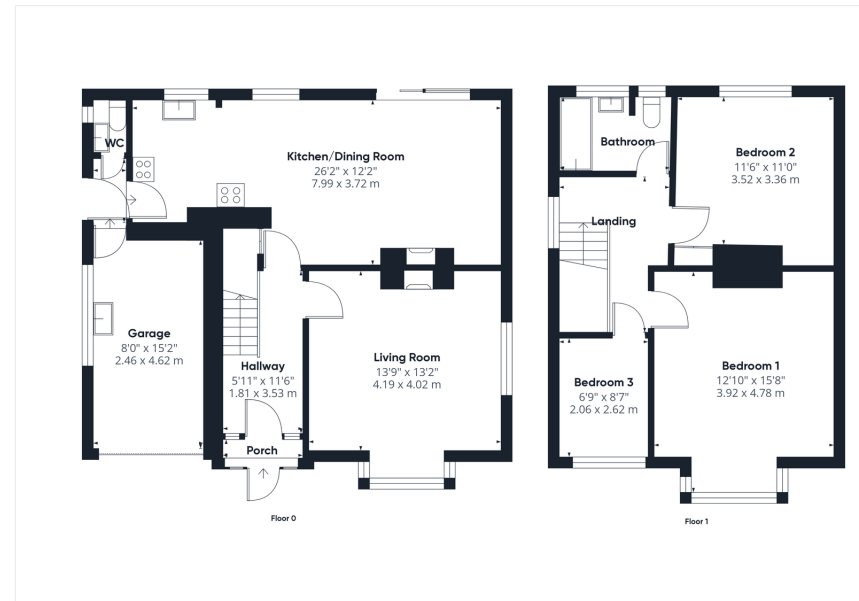
TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and





- Porch and Entrance Hallway
- Kitchen/Dining Room
- Three Bedrooms
- Garage and Driveway Parking
- Superb Views
- Living Room
- Ground Floor Cloakroom
- Family Bathroom
- Established South Facing Rear Gardens
- Energy Rating TBC



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