



Primley Mead, Sidmouth

Guide Price £495,000

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This spacious single storey residence is located in a popular residential position within a short level walk of The Byes and is approximately 1 mile distant of Sidmouth town centre. The property occupies a level corner plot with a single garage and driveway to the front and a generously sized garden to the rear. The accommodation, which is well proportioned throughout, is now ready for some gentle cosmetic attention and updating in places.

The property comprises a partly glazed uPVC front door which opens onto an entrance porch and an internal timber door that opens onto the entrance hallway. The entrance hallway features laminate oak effect flooring and an airing cupboard. The living room is a pleasant, dual aspect, reception space with a coal effect gas fire with a tiled surround, mantle and hearth. The kitchen has been modernised in recent years and offers an extensive range of base and wall mounted units with an integral double oven and four ring gas hob. There is a window overlooking the front and a door to the side, which opens to a covered passage. This area connects to a separate cloakroom wc, a side door to the garage and the rear gardens.

There are two double bedrooms. Bedroom 1 is a generously sized double bedroom with a range of fitted wardrobes and a window to the side with distant views towards Salcombe Hill in the east. Bedroom 2 is another comfortably sized double room with a glazed door and panel to the side which opens onto the adjoining conservatory. The conservatory is another great reception space that overlooks the rear gardens with sliding glazed doors to one side that open onto a patio area. The shower room has been converted into a wet room with a fully tiled surround. The shower area comprises a Mira Advance electric shower unit with a low level shower screen in front. In addition, there is a low level wc, pedestal wash basin and a radiator.

The property is approached over a concrete path which leads to the front door and connects from the rear of the driveway and the rear gardens. The driveway is situated on the left hand side of the property in front of a single garage with an up and over manual door. The front and side gardens are sheltered by a low level brick wall along the southern and eastern boundaries. A timber fence separates the side and rear gardens. The rear gardens a healthy size and are mostly laid to lawn. The area is fully enclosed with fencing to each side and established hedging to the rear. A useful timber shed and greenhouse are located to one corner. A patio lies immediately to the rear of the property offering a delightful space to sit out and entertain, and enjoys distant views towards Salcombe Hill in the East.

A superb opportunity to acquire a lovely home in a popular residential position. Early inspection recommended.

VIEWINGS By prior appointment with Redferns 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 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.





- Porch and Entrance Hallway
- Kitchen
- Conservatory
- Garage and Driveway Parking
- Energy Rating D
- Living Room
- Two Double Bedrooms
- Corner Plot with Large Rear Garden
- No Onward Chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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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