



Bryer Cottage Salcombe Regis Sidmouth EX10 0JN

£475,000 FREEHOLD

A most attractive and recently renovated semi-detached cottage, located in the heart of Salcombe Regis and with off road parking and landscaped gardens.

Salcombe Regis is a pretty village, being much sought after with its 12th Century church and situated a little over one and a half miles from the town centre of Sidmouth. The property is situated in the heart of this idyllic semi-rural village which is surrounded by some beautiful countryside and is within a short walk of Salcombe Regis beach and The South West Coastal Path which follows the Jurassic Coast World Heritage Site.

In more recent years the cottage has been the subject of considerable improvement and expenditure, having been sympathetically renovated and includes a two-storey extension along with substantial works in landscaping the gardens.

Accessed via electric gates, a gravel driveway provides lots of parking and turning and the gardens have been designed for ease of maintenance.

The cottage retains much character and charm and features underfloor oil-fired central heating, double glazed windows along with internal oak doors and tiled floors.

On entering the property an entrance lobby has a useful coats/storage cupboard with double doors and there is a cloaks/WC fitted with a modern white suite.

The kitchen/dining room is attractively fitted, gives access to the garden and is plenty big enough to accommodate a table and chairs. The kitchen area offers a range of matching storage units with colour co-ordinated worksurfaces and integrated appliances comprising a split-level oven and microwave combi above along with an induction hob, cooker hood, dishwasher and fridge.





This room also features the oak turning staircase rising to the upper floor.

The sitting room which forms part of the new extension enjoys a triple aspect and has French doors leading into the garden.

To the first floor, the landing provides storage cupboards and shelving along with access to the roof space via a pull-down ladder. The loft area provides an excellent storage room and has a Velux window, is carpeted and has a fitted cupboard. The loft area measures 3.45m x 3.45m and has a maximum height of 1.8m.

The first floor offers two bedrooms, the master bedroom having a built-in wardrobe along with an en-suite shower room fitted with an attractive white suite. There is a separate shower room accessed from the landing which again is beautifully fitted with a white suite.

As mentioned, the gardens are beautifully landscaped and have been designed for ease of maintenance. Adjoining the cottage are paved areas with adjoining stone retaining walls and steps rising to the gravelled parking area. There are lots of adjoining shrub borders and adjoining the rear of the cottage is an enclosed paved garden which gives access to a utility building measuring 2.45m x 1.95m. This has further storage and sink unit along with space of further appliances and also houses the oil-fired boiler.

Adjoining the driveway is a summerhouse which enjoys a lovely south westerly aspect and has glazed double doors.

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

EPC: D

POSSESSION Vacant possession on completion.

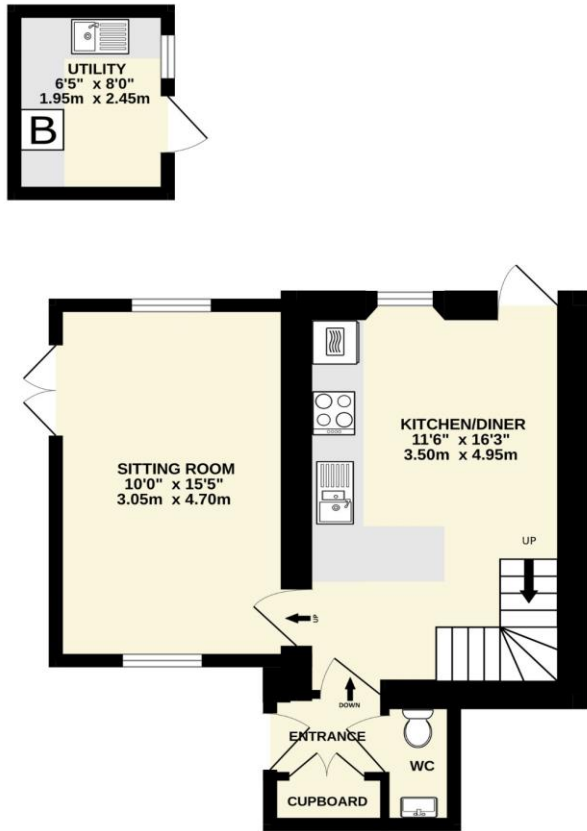
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DIRECTIONS Turn right opposite the Radway Cinema into Salcombe Road and continue over the river Sid following the road around to the left. Turn right into Salcombe Hill Road and continue for approximately a mile and a quarter turning right by the War Memorial into Salcombe Regis. Turn right opposite the church, down the hill and Bryer Cottage is on the left.

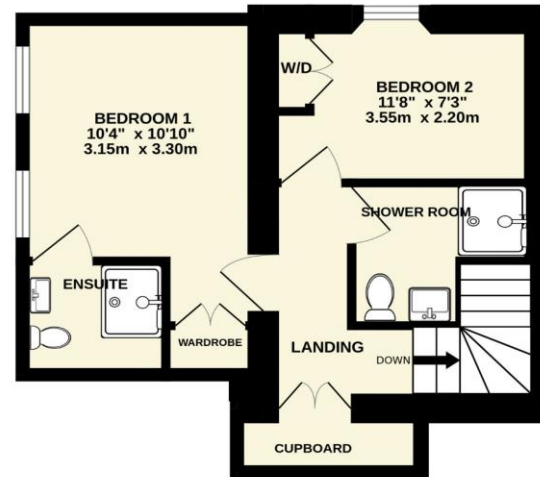
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

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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