



Newlands Road, Sidmouth

£695,000

4 2 1



The property is approached via the gravelled driveway which offers off road parking for 2 cars, to the front door. The entrance hall is a bright space with beautiful wooden flooring which runs through the whole of the ground floor. The living room is a large room with a large bay window and fireplace. The kitchen area is laid to open plan and is another lovely large space offering plenty of room to cook, socialise and entertain guests. The dining area is located to the rear of the property with patio doors leading into the rear garden. The snug room is the perfect place to relax and could double up as an office or studio. The sun room is currently used as a home office space and leads into the rear garden.

On the first floor there are 4 comfortable sized bedrooms. Bedroom 1 is a large double room with a beautiful en-suite and views to the front gardens and the hills. Bedrooms 2 and 3 are also large double rooms and Bedroom 4 is a good-sized room which is currently used as an office and offers plenty of space. The family bathroom is fitted with a modern suite comprising bath with shower over, a basin and there is a separate WC.

Externally, at the front of the property there is the driveway and a garden which is mainly laid to lawn with hedging providing a good amount of privacy. To the rear there is a patio area leading onto the large lawn with well established borders offering a very good level of privacy.

This stunning family home offers spacious living and has the benefit of being fully UPVC double glazed throughout with a modern gas-fired central heating and hot water system.

A beautiful property located in a desirable location.

Early inspection highly recommended.

DIRECTIONS

<https://w3w.co/sounds.blues.lost>

VIEWINGS

By prior appointment with Redferns 01395 512544

SERVICES

We understand all mains services are connected.

MOBILE & BROADBAND

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

OUTGOINGS

Council Tax Band E (as per Gov.UK Website at the date of first listing).

TENURE

Freehold

AGENTS NOTE





- Four bedrooms
- Dining room
- Desirable location
- Gas central heating
- EPC Rating: TBC
- Spacious kitchen area
- Large living room
- Large private rear garden
- Fully Double Glazed
- Council Tax Band E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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