



Brownlands Road, EX10 9AR

Guide Price £795,000

3 2 1



A deceptively spacious, light and airy, and beautifully presented detached bungalow, offering well-proportioned accommodation throughout. The property occupies a highly sought-after position on a generous plot, benefiting from a double garage and driveway parking. Set in an elevated and enviable location, it enjoys glorious far-reaching views across Sidmouth, the surrounding countryside, and out towards the sea.

The accommodation briefly comprises an entrance porch, with the front door opening into a welcoming entrance hallway featuring a useful double-fronted storage cupboard. A glazed door leads through to the main living space. The living/dining room is an exceptional space and the true heart of the home. This impressive dual-aspect room is flooded with natural light and benefits from a vaulted ceiling, providing ample space for large lounge furniture as well as a generous family dining table and chairs. The room enjoys delightful views, features an attractive fireplace, and has sliding patio doors leading out to the rear garden.

The kitchen/breakfast room is well appointed, fitted with a range of cupboards and drawers at both base and eye level, offering an excellent amount of work surface. There is a range of integrated appliances including a dishwasher, fridge, freezer, electric oven, and gas hob, with additional space for further modern appliances if required. The room also provides ample space for a dining table and chairs, and a glazed door leads to the front porch.

There are three double bedrooms. The main bedroom is particularly spacious and benefits from two built-in wardrobes, additional storage cupboards, and an en-suite shower room fitted with a modern white suite. The second bedroom is also a good-sized double with built-in wardrobes, while the third bedroom is a comfortable double currently used as both a bedroom and study. The family bathroom is fully tiled and fitted with a modern white suite. The property further benefits from uPVC double glazing throughout and a modern gas central heating system.

Externally, the property is approached via a tarmac driveway providing off-road parking for several vehicles and leading to the front door, double garage, and timber gates giving access to the rear garden. The double garage is fitted with light and power and currently accommodates two vehicles, while still offering additional storage space.

The attractive gardens to both the front and rear have been thoughtfully landscaped, with planted borders and an expanse of lawn to the front. The rear garden has been designed for ease of maintenance and features two generous patio areas, one of which is raised and enjoys lovely countryside views, perfect for outdoor dining and entertaining.

This stunning home is offered to the market with no onward chain, and early inspection is highly recommended.

VIEWINGS By prior appointment with Redferns on 01395 512 544

SERVICES We understand all mains services are connected

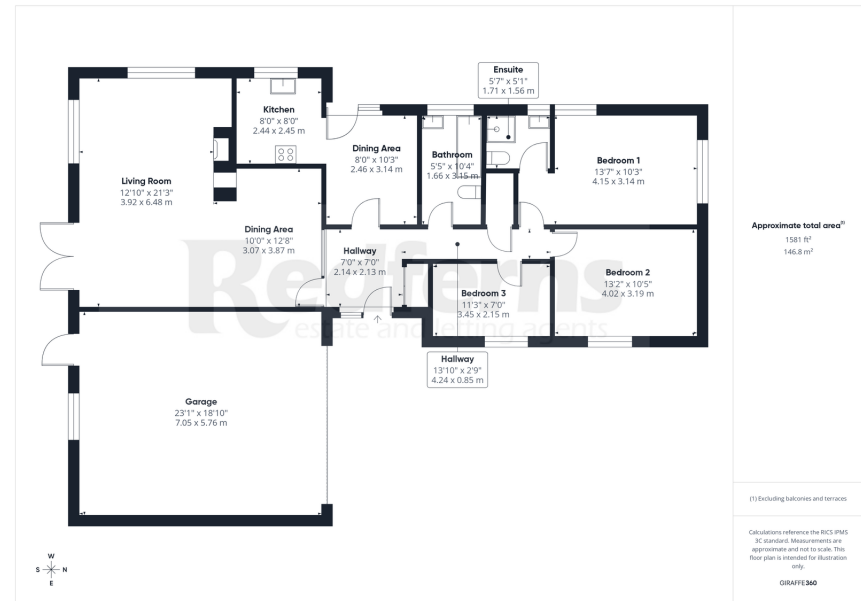
OUTGOINGS Council Tax Band G

TENURE Freehold





- Elevated and sought-after position
- Impressive dual-aspect living/dining room
- Family bathroom with modern white suite
- Double garage with power and additional storage space
- Landscaped front and rear gardens
- Three double bedrooms
- Well-appointed kitchen/breakfast room
- uPVC double glazing
- Driveway providing off-road parking
- Offered to the market with no onward chain



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