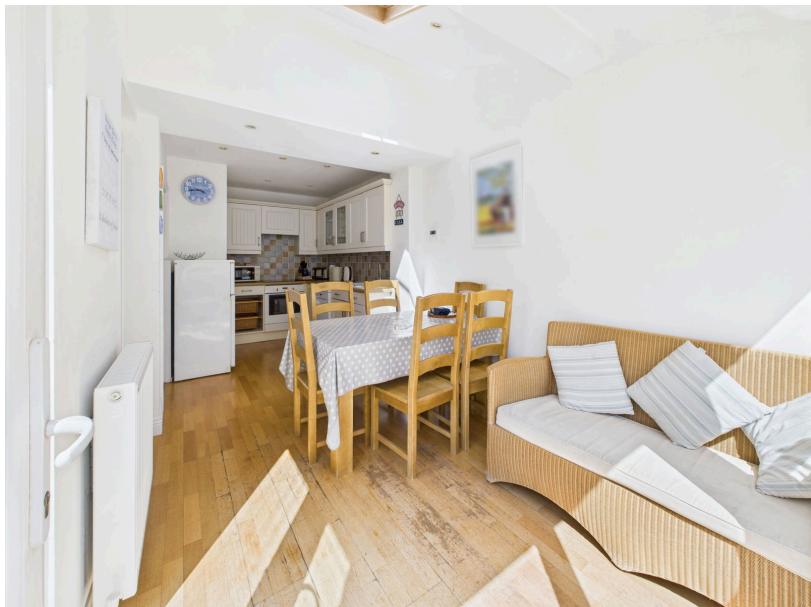




York Street, Sidmouth, EX10 8DB

Guide Price £435,000

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This delightful detached residence is presented in superb order throughout and is ready for immediate occupation. The property occupies a enviable position in the heart of Sidmouth's town centre, moments from the High Street and only 200m to The Esplanade. The property has been a highly successful investment property in recent years but certainly has the potential to serve as a wonderful full time home. The property has been refurbished to an excellent standard, benefitting from uPVC double glazing throughout and a modern gas fired central heating and hot water system.

The accommodation briefly comprises of a uPVC partly glazed front door that opens onto an entrance hallway with a useful understairs storage cupboard. The living room is a pleasant reception space with a living flame gas fire and a large bay window that overlooks the front. The kitchen/dining room is another great space with a dual aspect that overlooks the rear courtyard. The kitchen area offers a range of white fronted base and wall mounted units with tiled splashbacks and includes a integral cooker with a four ring electric hob over. There is plenty of space for a good sized dining suite and additional sitting furniture. French doors provide direct access onto the rear courtyard. A utility room with an additional worksurface and a space and plumbing for a washing machine adjoins the kitchen/dining room with a ground floor cloakroom located separately at the rear.

The first floor offers the master bedroom and a large family bathroom. Bedroom 1 is a spacious, dual aspect, double room with another large bay window that overlooks the front. The family bathroom comprises a modern white suite including a large corner bath, separate shower cubicle with a thermostatic shower unit over, a pedestal wash basin, low level wc and a heated towel rail. Stairs rise again to the second floor landing where two further bedrooms are located. Bedroom 2 is another comfortable double bedroom that also enjoys a dual aspect and useful eaves storage. Bedroom 3 is a single bedroom with useful fitted shelving. Bedrooms 2 and 3 both enjoy a southerly aspect with glimpses to the sea.

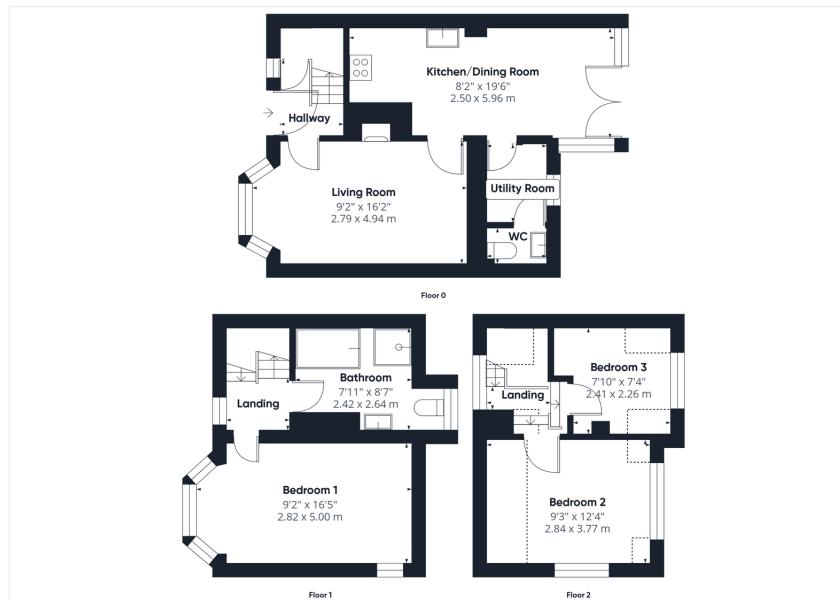
The property is approached over a resin driveway that provides off road parking for one vehicle. Further parking is available along various neighbouring residential roads and permit schemes are available across a selection of car parks within the town centre via East Devon District Council. The rear gardens enjoy a southerly orientation and provides the perfect space for sitting out and entertaining. The courtyard is fully enclosed but has a gate to one side to provide secondary access.

A excellent home offered with no onward chain. Early inspection recommended.

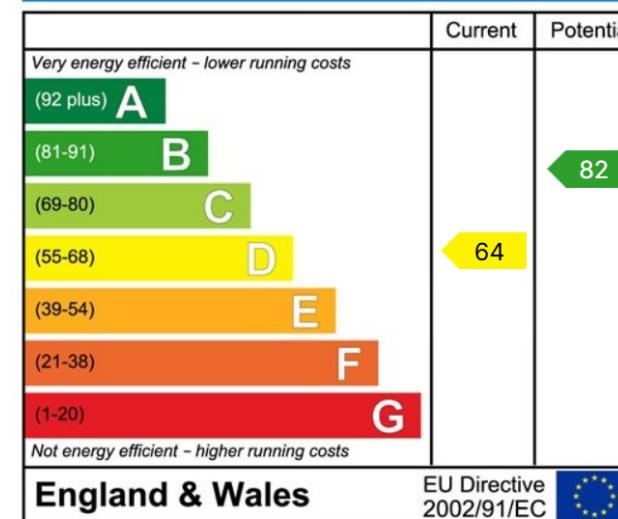




- Entrance Hallway
- Kitchen/Dining Room
- Three Bedrooms
- South Facing Courtyard Garden
- No Onward Chain
- Living Room
- Separate Utility Room and Ground Floor Cloakroom
- Family Bathroom
- Driveway Parking
- Energy Rating D



Energy Efficiency Rating



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