



Hides Road, Sidmouth

Guide Price £450,000

3 1 1



This bungalow is located in a peaceful, desirable area of the town, a stone's throw away from the Byes and within easy reach of the town. It is approached by a welcoming frontage which includes a driveway, garage and front garden with lawn and mature shrubs. Built in the 1970s, the property benefits from the light and spacious feel that is generally associated with homes built during that time.

The entrance porch opens onto a hallway and the layout flows with ease. It features two good-sized double bedrooms with fitted wardrobes, and an additional versatile room, currently used as an office, which could also be a third bedroom.

One of the property's best features is a spacious living/dining room with glazed sliding doors that open out onto the south facing rear garden. The living/dining room is a pleasant reception space with a gas coal effect fireplace with a tiled surround and hearth with a wooden mantle above. There is plenty of space for living furniture and a good sized dining suite. The rear gardens, often found bathed in the sunshine, are fully enclosed and enjoy great privacy. The gardens have been well loved by the previous owners, with spaces created for a vegetable patch and plenty of attractive flower beds.

While the bungalow itself would benefit from refurbishment and thoughtful modernisation, this only enhances its appeal, providing a rare opportunity for buyers to design a home that reflects their own style and vision. Offered with NO ONWARD CHAIN.

VIEWINGS By prior appointment with Redferns on 01395 512 544

DIRECTIONS <https://w3w.co/text.meant.flight>

SERVICES We understand all mains services are connected

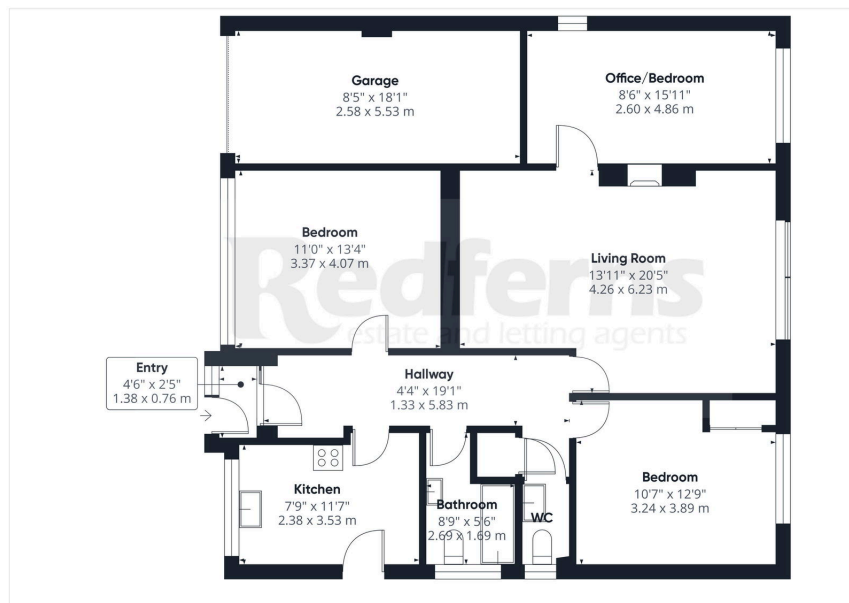
OUTGOINGS Council Tax Band D

TENURE Freehold

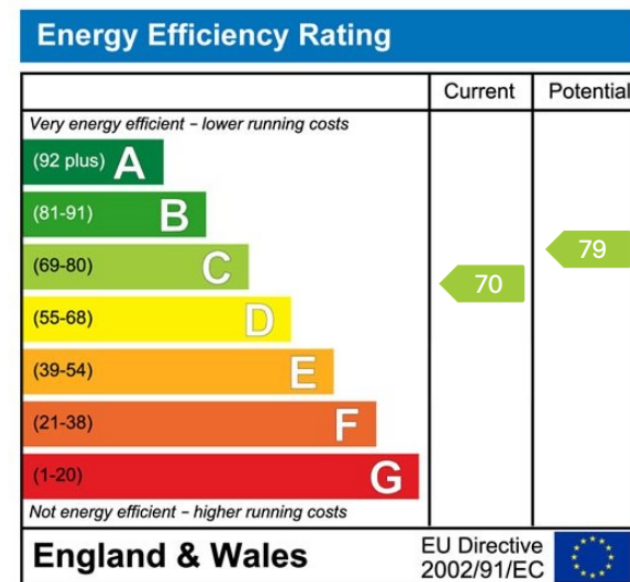
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars, but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith, but they are for guidance only and intended to give a fair description of the property. 2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use. 3. Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser. 4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn. 5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 6. Descriptions of a property are inevitably subjective, but we endeavour to make our particulars accurate.





- Two bedrooms
- Additional Office/Bedroom
- Spacious living room
- Kitchen
- Family bathroom & additional WC
- Driveway & garage
- Attractive mature gardens
- Council Tax Band D
- EPC Rating C
- NO ONWARD CHAIN



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

