



The Laurels, Sidmouth

Guide Price £312,500

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This first floor apartment is presented in excellent order throughout and forms part of a sought after development located approximately 1/2 a mile from Sidmouth town centre and a little further to The Esplanade. The development is set in established grounds which offers a pleasant and peaceful setting.

The accommodation briefly comprises of a communal entrance foyer with a secure entry system with stairs rising to the first floor. A private, internal front door opens onto the entrance hallway that offers space to hang coat and an airing cupboard. The living room is a lovely, dual aspect, reception space with sliding doors that open onto a westerly facing balcony. The balcony overlooks a lawned section of the development with a delightful south westerly aspect towards the town with views of the sea. There is modern fitted kitchen with an extensive range of base and wall mounted units and Corain worksurfaces. The kitchen offers a selection of integrate appliances, a breakfast bar and has a window that overlooks the northern section of the development.

Bedroom 1 is a comfortably sized double bedroom with a great range of fitted wardrobes and an westerly facing window enjoying a similar outlook to the balcony. This bedroom has the benefit of a modern en suite shower room comprising a fully tiled white suite with a low level wc, wash basin, heated towel rail and walk in shower with a thermostatic shower unit. Bedroom 2 is a smaller double bedroom with a southerly outlook and its own range of fitted wardrobes. The bathroom comprises of a modern white suite with a panelled bath, wash basin with fitted storage below and a low level wc, complimented by a stylish, fully tiled surround.

The Laurels is a modestly sized development set in superbly tended grounds adorned with a variety of established plants, shrubs, trees and hedging. There are a selection of seating areas within the development that are available for all residents to enjoy. Each property benefits from a single garage and there is plenty of additional parking available for the residents and their guests. The main entrance to The Laurels adjoins Brewery Lane however, there is a pedestrian access from the development into Elysian Fields which is a more direct route to the town.

A superbly presented apartment, ready for immedaite occupation. Early inspection recommended.





- Communal Entrance Foyer
- Living/Dining Room
- Modern Fitted Kitchen
- Bathroom and En Suite Shower Room
- Delightful Communal Grounds
- Private Entrance Hallway
- Westerly Facing Balcony
- Two Double Bedroom
- Garage and Residents Parking
- Energy Rating TBC



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