



Primley Road, Sidmouth, EX10 9LD

Guide Price £520,000

3 1 2



This extended semi detached home is presented to an immaculate standard throughout and is ready for immediate occupation. The property is situated in a desirable residential location, approximately 1 mile from Sidmouth High Street, a little further to The Esplanade, and is only a few minutes' level walk to The Byes.

The accommodation briefly comprises a partly glazed uPVC front door that opens onto a tiled porch. An inner door then opens onto the hallway, which features a useful ground floor cloakroom wc. The living room is a pleasant reception space with a large bay window overlooking the front and a wall mounted stone effect electric fire. The property has been extended to the rear to now offer an excellent kitchen, dining, and reception space that perfectly encapsulates modern family living. This area is undoubtedly the hub of the home and has been modernised to a superb standard. The kitchen area features an extensive amount of base and wall mounted units with marble worksurfaces. A stylish kitchen island complements this space, adding further cupboard and countersurface space. The room widens beyond the kitchen to a comfortable dining space and a separate area for sitting and relaxing. A large lantern skylight and bi-folding doors to the rear ensure the room always enjoys a generous degree of natural light and provides a pleasant outlook over the rear gardens. A utility room adjoins the kitchen area with additional base and wall mounted units and space for additional appliances. A side door offers additional access to the rear gardens.

The first floor offers three bedrooms and a modern shower room. Bedrooms 1 and 2 are both generously sized double rooms, each with their own fitted storage and views over the front and rear respectively. Bedroom 3 is a single room that overlooks the front. The shower room comprises a modern white suite including a large walk-in shower with an attractive tiled surround, wash basin with fitted units beneath, a low level wc with a concealed cistern and a heated towel rail.

The property is approached over a wide driveway that will accommodate off road parking for three vehicles. A timber gate to the left hand side of the property provides access to the rear gardens. The rear gardens are a fully enclosed space with a surrounding fence and hedge boundary. The garden is mostly laid to lawn with a patio positioned immediately to the rear of the property, a planted border along the rear boundary, and a large shed, which is ideal for storage and as a workshop.

A super home in excellent order throughout. Early inspection recommended.

VIEWINGS By prior appointment with Redfern 01395 512544

SERVICES We understand all mains services are connected

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

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

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.





- Porch and Entrance Hallway
- Superb Kitchen/Living/Dining Room
- Three First Floor Bedrooms
- Enclosed Rear Garden
- Excellent Order Throughout
- Living Room
- Separate Utility and Ground Floor Cloakroom
- Shower Room
- Large Driveway
- Energy Rating TBC



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

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



Redferns is a trading name of Redferns Ottery St Mary Limited. Registered in England and Wales 48170778. Registered office 8 Mill Street, Ottery St Mary, EX11 1AD