



16 Coulsdon Road, Sidmouth, EX10 9JJ

Guide Price £665,000

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This spacious chalet style residence is situated in a highly sought after residential position approximately 1 mile distant to Sidmouth town centre, The Esplanade, and is only a stone's throw from The Byes. The property offers superbly proportioned rooms and great versatility with bedroom and bathroom accommodation on both the ground and first floor. The accommodation has been maintained to a good standard but is now ready for some gentle cosmetic attention in places. The property, which is offered for sale with no onward chain, enjoys a south facing garden to the rear, a garage and driveway parking to the front, and solar panel which reduce energy costs in addition to producing a modest income.

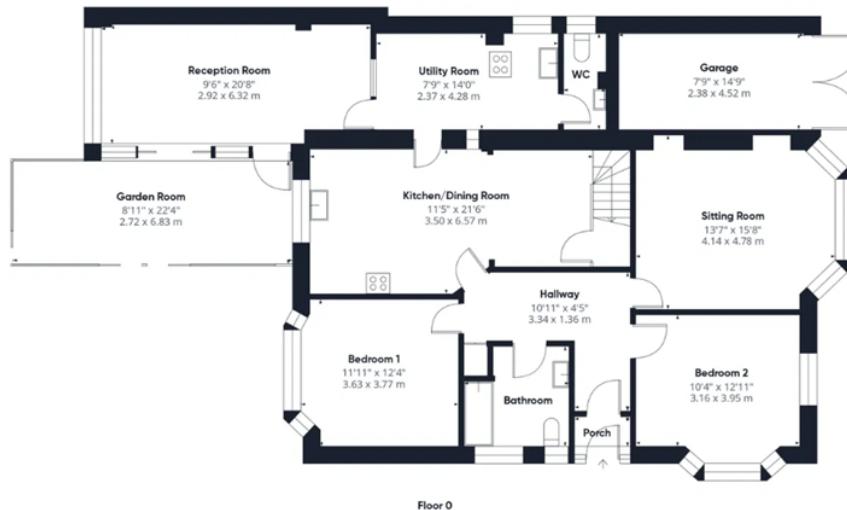
The accommodation briefly comprises an enclosed porch with an external glazed uPVC door and glazed panels to each side and an internal panelled timber door that opens onto a welcoming entrance hallway. The sitting room is a generously sized reception space with a large bay window overlooking the front gardens and an electric coal effect fire with a composite hearth, surround and mantle. The kitchen/dining room is another great space that overlooks the rear gardens, via the garden room. The kitchen offers an extensive range of base and wall mounted units with a selection of integral appliances and an electric AGA that provides a beautiful warmth to the surrounding areas. There is plenty of space for a good sized dining table and a staircase located at the back of the room that rises to the first floor accommodation. A utility room adjoins the kitchen area, offering a further selection of base units, full height cupboards and worksurface. In addition, there is a sink with mixer tap above, space for a washing machine and additional appliances, and a separate cloakroom to the rear. A second reception room is located on the opposite side of the utility room which adds further flexibility to this already versatile home. The room enjoys a dual aspect, overlooking the rear gardens and distant views towards Salcombe Hill in the east. The reception room features glazed sliding doors that open out to the garden room. The garden room is a unique space that easily adapts to maximise its use at different times of year.

The bedroom accommodation is shared between the ground and first floor. The ground floor offers two comfortably sized double bedrooms that overlook the front and rear gardens respectively. Bedroom 1 also has the benefit of fitted wardrobes. The is a ground floor bathroom comprising a panelled bath with a thermostatic shower unit, a wash basin, low level wc and a heated towel rail. The first floor offers two further bedrooms, one double and one single and a shower room comprising a shower cubicle, pedestal wash basin, a low level wc and a heated towel rail.

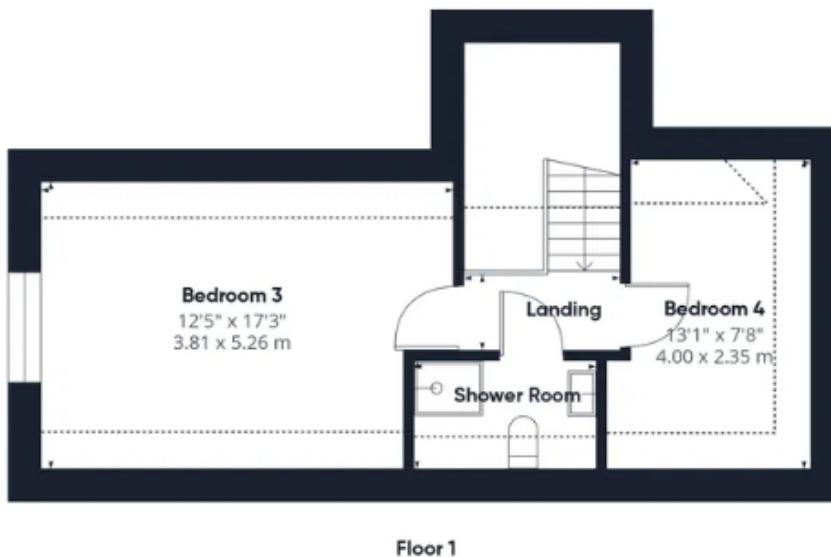
The property is approached over a paved path which has been laid alongside the eastern boundary. The path continues past the front door, which is located at the side of the property, towards the rear gardens. A paved driveway lies to the right hand side of the front gardens which leads to the single garage. The garage has hinged timber doors, light and power. The remaining frontage has been designed with low maintenance in mind with a gravelled area between the path and driveway with two fruit trees that offer colour and interest. The rear gardens are south facing and perfectly orientated to enjoy the sun. A level area of lawn is positioned beside the rear of the property and the garden room, an ideal space for sitting out and entertaining. The remaining garden has been dedicated to growing vegetables and cut flowers. There is a useful potting shed to the rear of the garden and a summerhouse along the western boundary, thoughtfully positioned to enjoy the wonderful views towards Salcombe Hill.

A spacious and adaptable home ready for immediate occupation. Early inspection recommended.

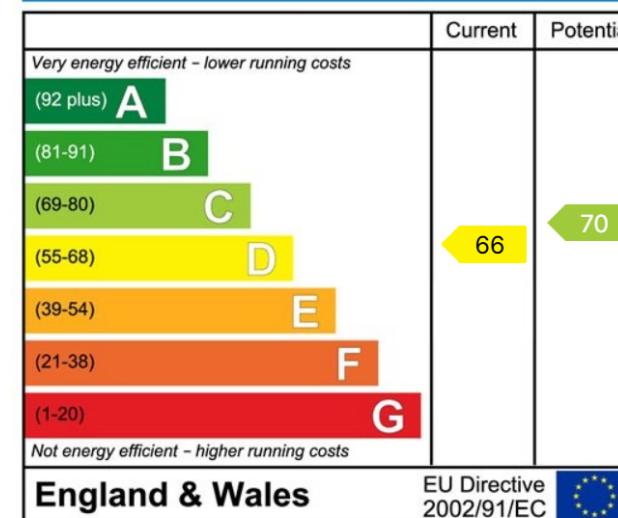




- Entrance Hall
- Three Reception Rooms
- Kitchen/Dining Room and Separate Utility Room
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms
- Ground Floor and First Floor Bathrooms
- Garden Room/ Conservatory
- Garage and Driveway Parking
- South Facing Rear Garden
- Energy Rating D



Energy Efficiency Rating



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