



Summerfield, Sidmouth

Guide Price £500,000

3 1 2



The property is positioned in a peaceful location and is approached via the driveway which leads through the front garden to the garage and the front door.

The property briefly comprises of an entrance porch, a bright, spacious entrance hall which leads to all rooms in the property. The living room is a large, light room with a feature fireplace and patio doors leading on to the rear garden terrace offering beautiful views over the garden and the hills beyond. A doorway leads from the living room into the office room which could also be used as a third bedroom. Bedroom 1 is a good sized double room with built in wardrobes and doors leading out into the sun room. Bedroom 2 is also a double room with built in wardrobe space and views over the rear gardens.

The kitchen/dining room has plenty of space for a family table and chairs and is fitted with a range of units at eye and base level with plenty of space for additional appliances. An archway leads onto the utility room and further into the rear garden./WC and also to the garage. There is double glazing and gas central heating throughout.

Externally the property is wrapped by its well-presented and easy maintenance gardens. The front garden is mainly laid to lawn bordering the driveway. To the rear there is a raised patio terrace area, a lovely lawned garden with a wide variety of mature plants, perfect for relaxing or entertaining during the summer months.

Offered with NO ONWARD CHAIN.

Sidmouth, a 'Regency Town by the Sea' is situated on the picturesque East Devon coast, around the coastline from Exeter to Lyme Regis in neighbouring Dorset, other sought after affluent coastal towns and villages are only a short drive away, these include Budleigh Salterton, Branscombe and Beer ensuring the town remains a desirable place to live. The Cathedral City of Exeter is easily accessible being approximately 17 miles along with the M5 motorway providing excellent communication links throughout the county.

VIEWINGS By prior appointment with Redferns 01395 512544

DIRECTIONS <https://w3w.co/trap.pouch.both>

SERVICES We understand all main services are connected

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

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

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 themselves by inspection or otherwise as to





- Three bedrooms
- Living room
- Fitted kitchen/dining room
- Family bathroom
- Utility room
- Sunroom and terrace
- South facing gardens
- Driveway with garage
- Wonderful views
- NO ONWARD CHAIN



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