



# Fairmead, Sidmouth, EX10 9SU

Guide Price £220,000

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This modern 2 bed semi-detached home, occupies a peaceful position within this popular residential area on the outskirts of the town. Fairmead is conveniently positioned only a short walk to a selection of amenities including Waitrose and the doctors surgery and is within a short bus ride of the town centre and The Esplanade. It is also conveniently positioned on the main bus route to Exeter and other local destinations.

The accommodation briefly comprises of an entrance porch, leading into the south hallway with stairs leading to the first floor. A doorway leads on to the fitted kitchen which has a good selection of cupboards at base and eye level, an electric oven and hob plus plenty of space for additional appliances.

The living room is a light, spacious room with plenty of space for comfortable family living with glazed doors opening onto the rear gardens.

Stairs from the hallway rise to the first floor which has 2 good sized double bedrooms plus the family bathroom. The master bedroom is located at the rear of the property with views over the rear gardens, whilst the second bedroom room at the front of the property offers lovely views to the hills. The family bathroom comprises a panelled bath with shower over, pedestal wash basin and low level WC.

The front and rear of the property are both very low maintenance. The front garden is laid with patio with room for a few potted plants whilst the rear garden has a decking style patio area with steps leading to the garden which is gravelled with patio areas for entertaining and enjoying the sunshine during the summer months. Communal parking spaces are located close to the property.

This property is ideal for first time buyers or as a retirement dwelling, as well as offering an excellent investment property.

Early inspection recommended..

DIRECTIONS <https://w3w.co/harp.goes.late>

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](http://checker.ofcom.org.uk)

OUTGOINGS Council Tax Band B (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





- Entrance porch
- Kitchen
- Family bathroom
- Lovely rear garden
- Council Tax band B
- Living room
- Two bedrooms
- Patio
- Gas central heating
- EPC Rating C



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