



Newtown, Sidmouth, EX10 8QG

£265,000

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Perfectly positioned along a peaceful pedestrian walkway, this delightful end-terraced cottage is just moments from Sidmouth High Street and only a few minutes' level walk from both The Byes and the Esplanade. Offered with no onward chain, the property also benefits from a modern gas-fired central heating and hot water system.

The light and well-presented accommodation includes a spacious lounge/dining room, providing an ideal space for both relaxing and entertaining. The lounge features an attractive brick fireplace with an inset wood-burning stove, creating a warm and inviting focal point. A generous understairs storage cupboard offers excellent practicality, while the dining area comfortably accommodates a family dining table and chairs.

The kitchen is fitted with a range of white-fronted wall and base units, complemented by attractive worktops and tiled splashbacks. Integrated appliances include an electric oven with a gas hob and extractor hood above, while a part-glazed door provides direct access to the rear courtyard.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. The modern bathroom is fitted with a contemporary white suite, including a spacious corner shower enclosure.

The cottage further benefits from modern uPVC double-glazed windows and doors throughout, together with efficient gas-fired central heating.

To the rear is a fully enclosed, low-maintenance courtyard garden enjoying a westerly aspect, making it the perfect spot to relax and enjoy the afternoon and evening sunshine in complete privacy.

Having been successfully let for several years, the property would make an excellent investment opportunity. Equally, it would suit those seeking a comfortable retirement home, a low-maintenance permanent residence, or a charming holiday retreat in the heart of Sidmouth.

Early viewing is highly recommended.

VIEWING By prior appointment with Redferns

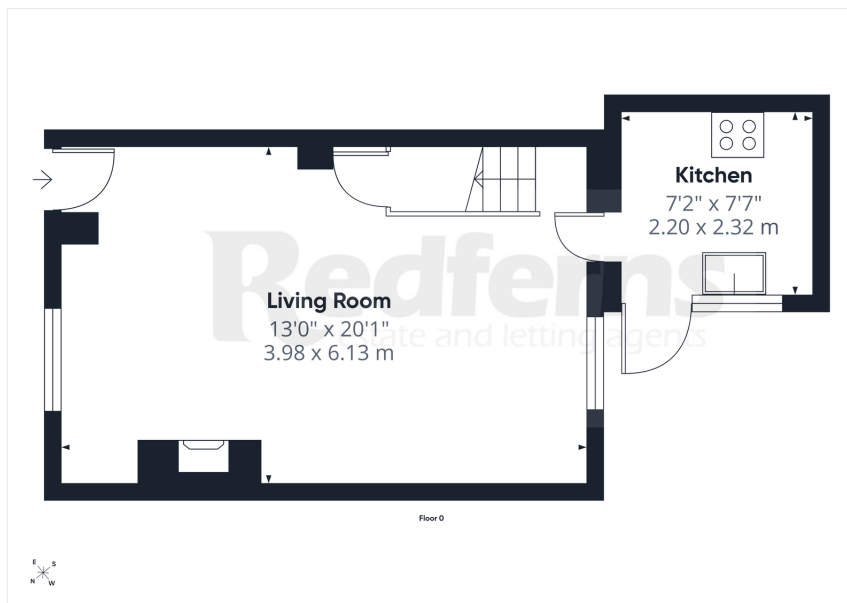
SERVICES We understand all mains services are connected.

OUTGOINGS Council Tax Band C

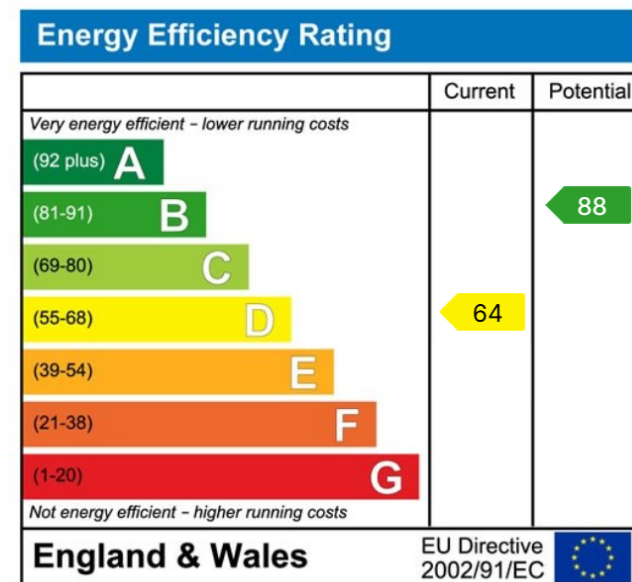
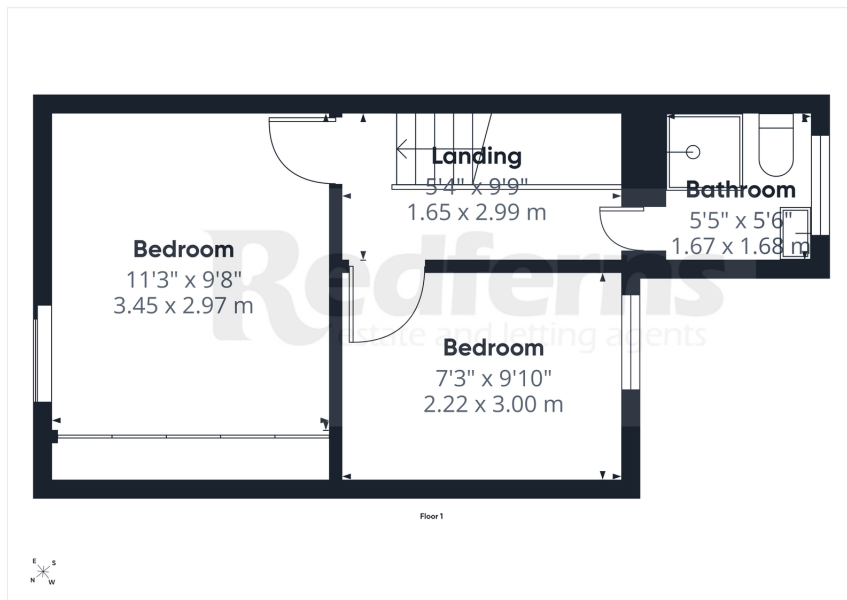
TENURE Freehold

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.





- Charming end terraced cottage
- Two good sized double bedrooms
- uPVC double glazing and gas central heating
- Courtyard garden
- No onward chain
- Conveniently located close to the town centre
- Modern fitted kitchen with integral appliances
- Modern Shower room fitted with a white suite
- Lounge dining room with fireplace & space for a table



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