



HLP

HARRISON
LAVERS &
POTBURY'S

Fairlea
Redwood Road
Sidmouth
EX10 9AB

Guide Price
£1,250,000 FREEHOLD

A spacious and well presented pre-war detached house, situated in a prime residential location only half a mile from the town centre and seafront.

Offering flexible accommodation that has been greatly improved by the present owners is this impressive 1930's detached house, situated at the top of one of the most desirable roads in Sidmouth. Once inside, the entrance hallway has a walk-in cloaks and storage cupboard and a well-appointed shower room with WC. A spacious, dual aspect kitchen/breakfast room is fitted with a comprehensive range of units, with a built-in fridge/freezer, dishwasher, oven and electric hob. An adjoining utility room provides further kitchen units, with space for a washing machine and fridge/freezer. A floor standing gas boiler serves central heating to the house.

A separate dining room comfortably accommodates a table of six, has a south facing aspect into the rear garden and a connecting door to the sitting room. The large sitting room has two, south facing windows looking into the garden and with a connecting door into the garden room. Benefiting from a high ceiling that is partially double glazed, this impressive room looks south across the garden with doors opening onto the patio. Glazed, double doors open into a spacious study, enjoying views up The Sid Valley to Core Hill in the distance.





On the first floor landing, an airing cupboard houses the hot water cylinder and there is loft access via a ladder. The main bedroom suite comprises bedroom with a south facing bay window and balcony, taking in a stunning view south-westerly over the Valley to Muttersmoor and Peak Hill. A dressing area is fitted with wardrobes and leads through to an en suite shower room. There is a large second bedroom with fitted furniture, two further double bedrooms, a well-appointed bathroom with separate shower cubicle and a separate WC. Bedrooms three and four both take in a delightful view over a neighbouring field, rising up to the tree line across the top of Salcombe Hill.

The house stands on a mature plot of approximately half an acre, with a south facing rear garden and glorious views over the Sid Valley to the west. There is ample parking and turning on the driveway, along with a double garage with power, light and an electric door. The rear comprises a large area of lawn garden with mature beds and borders and an expansive patio adjoining the back of the house providing plenty of space for garden furniture. There is an additional, raised patio making the most of the westerly views, enclosed vegetable plots and a potting shed.

Redwood Road is a prime residential address in Sidmouth that lies within close proximity to The Byes, River Sid, town centre and seafront – all are within half a mile. The property is also within one mile of National Trust land at Salcombe Hill and only three quarters of a mile from the South West Coast Path. Exeter, with its international airport and motorway connections is 12 miles to the west.





SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted download speeds of 1800 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

OUTGOINGS We are advised by East Devon District Council that the council tax band is G.

POSSESSION Vacant possession on completion.

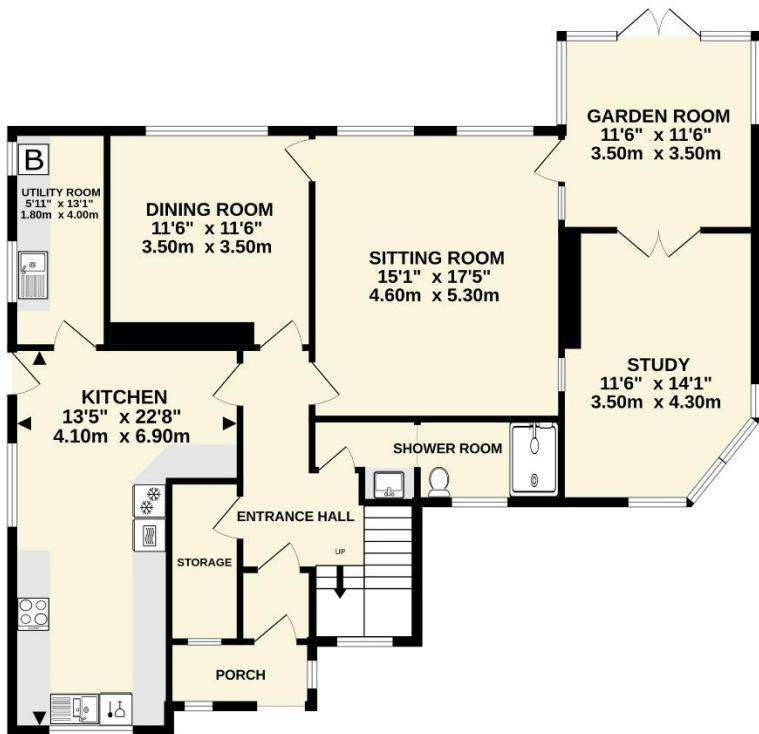
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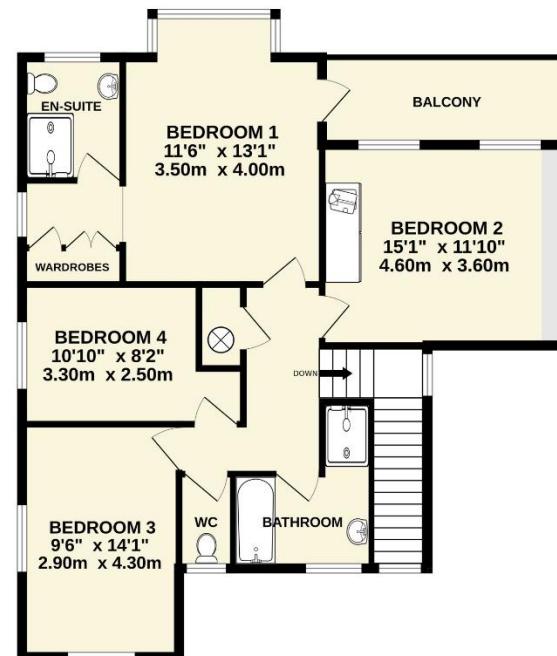
VIEWING Strictly by appointment with the agents.

IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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