



14 Regency Gate, Sidmouth, EX10 9NQ

Guide Price £969,000

5 2 2



A beautifully presented, spacious and versatile detached split-level home, occupying a highly sought-after position close to The Byes and within easy reach of the town centre. The property enjoys stunning westerly views across the valley towards the surrounding hills, including Muttersmoor, and out towards the sea.

The accommodation is generous, light-filled and well-planned, arranged over two levels to provide flexible and highly adaptable living space. A wide set of steps leads to an impressive entrance and spacious reception hall with cloakroom/WC and a useful storage cupboard, giving access to the principal rooms. The sitting room is an exceptional size and enjoys an abundance of natural light, with two sets of French doors opening onto a west-facing balcony, perfectly positioned to enjoy the afternoon and evening sun and the far-reaching views.

The dining room flows seamlessly into the conservatory, creating an excellent additional reception space with a pleasant outlook over the rear garden and French doors providing direct access outside. The kitchen is well appointed with a range of white fronted cupboards and drawers both at base and eye level, polished granite work surfaces, and integrated appliances, with double doors opening directly onto the rear garden. A separate utility room provides further storage and appliance space.

The main bedroom is particularly impressive in size and enjoys a lovely westerly aspect, together with a dressing room and en-suite bathroom fitted with a modern white suite. A further bedroom/study and w.c completes this level.

On the lower floor, a hallway leads to three further double bedrooms, all benefitting from built-in storage, along with a family bathroom fitted with a modern white suite. From this level, there is also internal access to the garage, which offers excellent additional storage and a useful workshop area.

Externally, the property is set within beautifully landscaped gardens to both the front and rear. The front garden features an attractive expanse of lawn with mature shrub borders, while the rear garden is fully enclosed and enjoys a high degree of privacy. It is mainly laid to lawn with ornamental trees and shrubs, together with a timber summer house and raised vegetable beds. A generous paved sun terrace provides an ideal space for outdoor dining and entertaining while enjoying the outlook and peaceful setting.

This is a truly exceptional home in one of Sidmouth's most desirable locations, and early inspection is highly recommended.

VIEWINGS By prior appointment with Redfern on 01395 512 544

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band G

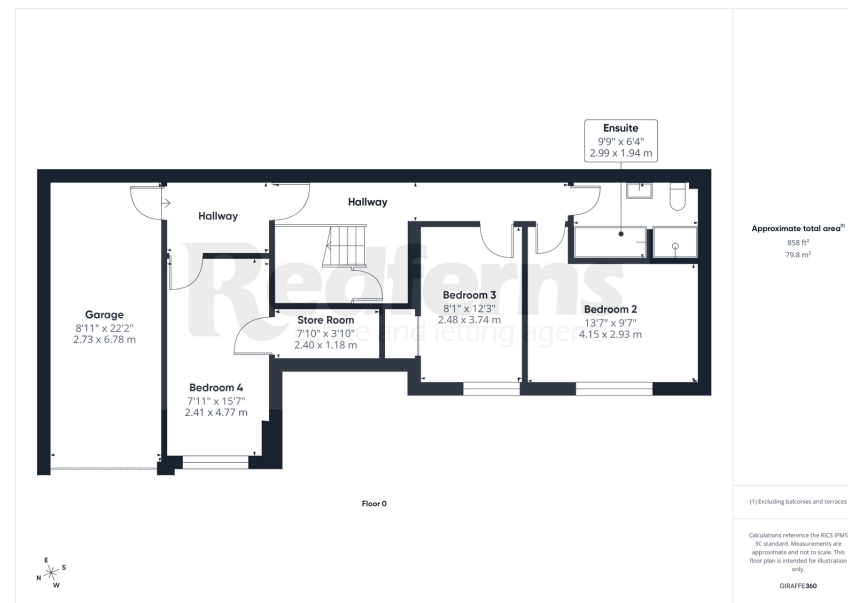
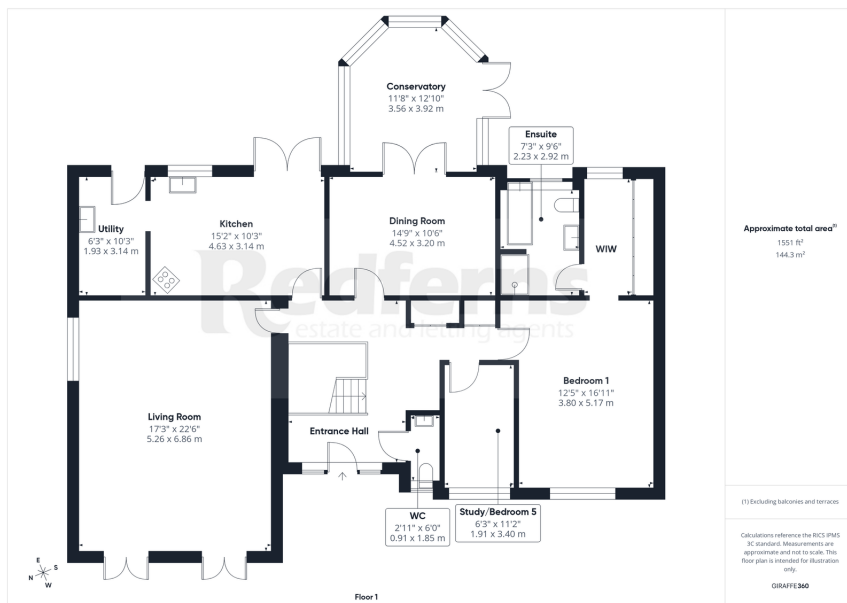
TENURE Freehold

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.





- Highly sought-after location close to The Byes
- Versatile split-level accommodation
- Dining room opening into conservatory
- Principal bedroom suite with dressing room
- Garage with light, power and internal access
- Stunning westerly views across the valley
- Impressive far reaching views
- Well-appointed kitchen with granite work surfaces
- Three further double bedrooms with built-in storage
- Landscaped front and rear gardens



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