





Coulsdon Road, Sidmouth, EX10 9JJ

Guide Price £600,000

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This comfortable chalet style bungalow is presented in superb order throughout, boasting well proportioned and versatile accommodation, and is offered for sale with no onward chain. The property is situated in a desirable residential position, only a few hundred meters to The Byes, approximately 1 mile distant to the High Street, and a little further to The Esplanade. A selection of useful amenities at Woolbrook are also with half a mile of the property.

The accommodation briefly comprises a spacious entrance hallway with stairs rising to the first floor and a selection of useful storage cupboards. The living room is a delightful, dual aspect, reception space with attractive oak engineered flooring and a wall mounted electric fire. A large, open archway connects the living room to an adjoining dining area. The dining area is another dual aspect reception space that will accommodate a handsomely sized dining suite and overlooks the side and rear gardens. In addition, a conservatory also adjoins the living room and provides direct access on to the rear gardens. The kitchen is another dual aspect space with a southerly outlook over the rear gardens. There is an extensive range of white fronted, base and wall mounted units with a selection of integral appliances, a large pantry cupboard, and an adjoining utility room with additional fitted units, counter surfaces and space for further appliances. Two doors from either side of the utility room provide access to the rear garden and a small courtyard which connects to the rear of the garage, respectively.

There are two bedrooms located on the ground floor. Bedroom 1 is a spacious double room with a large bay window that overlooks the front and features a large range of fitted wardrobes. Bedroom 2 is another comfortably sized double room, presently used as an office. There is a ground floor bathroom comprising a fully tiled modern white suite, including a panelled bath with a mixer tap and shower attachment, a low level wc with a concealed cistern, a wash basin with inset storage, and a heated towel rail.

The first floor offers additional bedroom and bathroom accommodation. Bedroom 3 is another double bedroom with a delightful outlook towards Salcombe Hill in the east and a useful fitted cupboard. The room also offers access to eaves storage, which also also be accessed separately from the landing. The bathroom comprises of another modern white suite, including a panelled bath, pedestal wash basin and a low level wc.

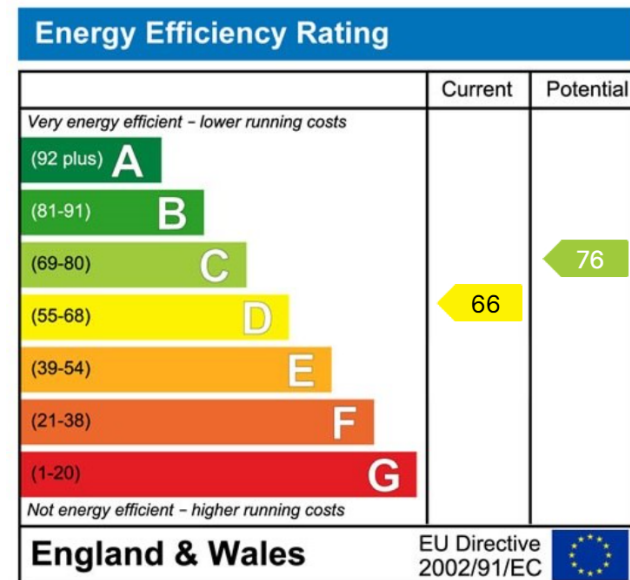
The property occupies a mostly level plot. A large gravelled driveway with planted borders to the front and left hand side leads to the front door and single garage. The driveway will comfortably accommodate off road parking for three vehicles. A timber gate on the left hand side of the property provides access to the rear gardens. The rear gardens have been the subject of a great deal of love and attention in past years and would please any keen gardener. The gardens are fully enclosed and enjoy a southerly orientation. A patio lies immediately to the rear of the property, which adjoins an area of lawn. The lawn is surrounded by a selection of planted beds, edged with stone and sleepers. The rear of the garden is sheltered by an attractive brick wall forms the southern boundary. There is an additional patio space and a summerhouse, thoughtfully positioned to look out over the fine selection of established plants and shrubs.

A wonderful home in a popular residential position. Early inspection recommended.





- Entrance Hallway
- Kitchen and Utility Room
- Ground Floor Bathroom
- Enclosed South Facing Rear Gardens
- No Onward Chain
- Living Room with separate Dining area and Conservatory
- Two Ground Floor Double Bedrooms
- First Floor Bedroom and Bathroom
- Garage and Driveway Parking
- Energy Rating TBC



Ottery St. Mary  
 Exeter  
 Sidmouth

01404 814 306  
 01392 984 511  
 01395 512 544

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

