



Salcombe Road, Sidmouth

Guide Price £595,000

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This delightful period residence occupies a desirable and convenient position only a minute's walk to the High Street and a little further to The Esplanade. The property, which forms part of an attractive terrace that dates back to the 19th Century, retains many of its original features but has been modernised to offer comfortable accommodation throughout.

The accommodation briefly comprises a partly glazed timber front door that opens onto an entrance hallway with tiled flooring. The hallway widens at the foot of the stairs into an open plan reception space between the living room and the kitchen/dining area which features a useful ground floor cloakroom. The living room is a pleasant reception space with a tall sash window overlooking the front gardens and a gas coal effect fireplace with a marble hearth and a wooden surround and mantle. The kitchen/dining area is the real hub of the property and connects seamlessly to the rear gardens. The kitchen area offers an extensive range of fitted units and cupboards with granite worksurfaces. A central island offers further counter space and a breakfast bar to one side. The kitchen features a selection of integral appliances to include an AEG induction hob, Neff eye level oven with a warming tray below, and an American style fridge/freezer. A pitched glass roof extends from the kitchen over the dining area. This excellent feature, along with three Velux skylights to the side of the kitchen area allows light to stream through the ground floor towards the centre of the property. Oak framed bi-fold doors open from the rear of the dining area out onto the rear gardens.

The first floor offers two bedrooms and a family bathroom. Bedroom 2 is a generously sized double bedroom with a tall, southerly facing sash window that overlooks the front and a beautiful cast iron fireplace with a wooden surround and mantle. Bedroom 3 also has a cast iron fireplace and a tall sash window overlooking the rear gardens. The family bathroom comprises of a modern suite with a panelled bath with a central mixer tap and shower head attachment, a separate walk-in shower cubicle with a thermostatic shower unit, a low level wc, a wash basin with fitted storage below, and a vanity unit above and a heated towel rail. Stairs rise again to the second floor where the master bedroom and bedroom 4 are located. The master bedroom is another comfortably sized double bedroom with a superb range of fitted storage and the benefit of an en suite shower room. The en suite comprises an attractive tiled suite with a shower cubicle with a thermostatic shower unit, wash basin, low level wc, and a heated towel rail. Bedroom 4 features a cast iron fireplace and overlooks the rear.

The property is approached along a concrete path which passes along the right hand side of the front gardens towards the front door. The front gardens are screened by a low lying brick wall along the southern boundary established shrubs immediately behind to offer privacy. The remaining front gardens are interspersed with additional plants and shrubs including lavender and a wisteria that adorns the front of the property. The rear gardens are fully enclosed and provide an ideal space for entertaining and alfresco dining. A few steps gently rise towards a large patio with planted borders to each side and again towards a gravelled space with a garden shed and a double gate to the adjoining parking area. **There is a garage nearby which is available by separate negotiation.**

A charming home in a sought after location on the edge of town. Early inspection recommended.





- Entrance Hallway
- Living Room
- Large Open Plan Reception Area
- Stylish Kitchen Dining Room
- Four Bedrooms
- Family Bathroom and Master En Suite Shower Room
- Front and Rear Gardens
- Off Road Parking
- Grade II Listed
- No Onward Chain



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