



Cotmaton Road, Sidmouth

Guide Price £765,000

3 2 2



This attractive detached home occupies a convenient position only a short level walk from Sidmouth town centre and The Esplanade. The property, which is believed to have been constructed in the 1950's, retains many of its original features including bow windows at both ground and first floor level and parquet flooring. The property enjoys a walled gardens to all sides and features a detached double garage with a large driveway. The property is now ready for general cosmetic attention throughout but has the benefit of a recently installed gas fired Worcester combination boiler, a RDC trip switch consumer unit and has uPVC double glazed windows throughout.

The accommodation briefly comprises a partly glazed, timber front door inset within a brick archway that opens onto an entrance porch with charming parquet flooring. An internal glazed door with glazed panels to either side opens into a spacious reception hallway with stairs that rise to the first floor and a large storage cupboard. The sitting room is a pleasant dual aspect, reception space with a large bow window overlooking the gardens and a fireplace with an exposed brick surround, tiled hearth, and wooden mantle. The dining room is located on the opposite side of the reception hall and features another bow window that enjoys a similar aspect to the sitting room. The dining room will accommodate a good sized dining suite and adjoins the kitchen/breakfast room with a door connecting the two rooms. The kitchen/breakfast is a triple aspect, L-shaped space with an extensive range of wooden fronted base and wall mounted units. There are two useful cupboards, including a pantry store. A door at the far end of the kitchen leads to a rear lobby where the ground floor shower room and wc is located and a partly glazed door that leads out to the driveway.

Two large windows sit over the stairs, allowing generous amounts of light to stream through the property at both ground and first floor level. The first floor offers three double bedrooms, each featuring delightful views towards the town, across to Salcombe Hill and glimpses of the sea. The bedrooms also include their own fitted storage and wash basins. Bedrooms 1 and 2 also enjoy southerly facing bow windows. The bathroom comprises a fully tiled modern white suite with a corner shower cubicle with a mira electric shower unit, a panelled bath, pedestal wash basin and a low level wc.

The property is approached through tall timber gates that open onto a concrete driveway which allows plenty of room for parking and turning. The driveway lies in front of a detached double garage. The garage has two single up and over doors, light, power and a pitched roof which provides an excellent option for storage. A slabbed path leads around both sides of the property towards the front where a separate path leads away from the property towards a pedestrian gate that exits onto Seaford Road. The gardens are mostly laid to lawn and are well screened by a wall that surrounds the plot. Planted borders lie along the northern and eastern boundaries which are well stocked with an array of plants and shrubs.

A charming property in a supremely convenient location on the edge of Sidmouth's town centre. Early inspection recommended.

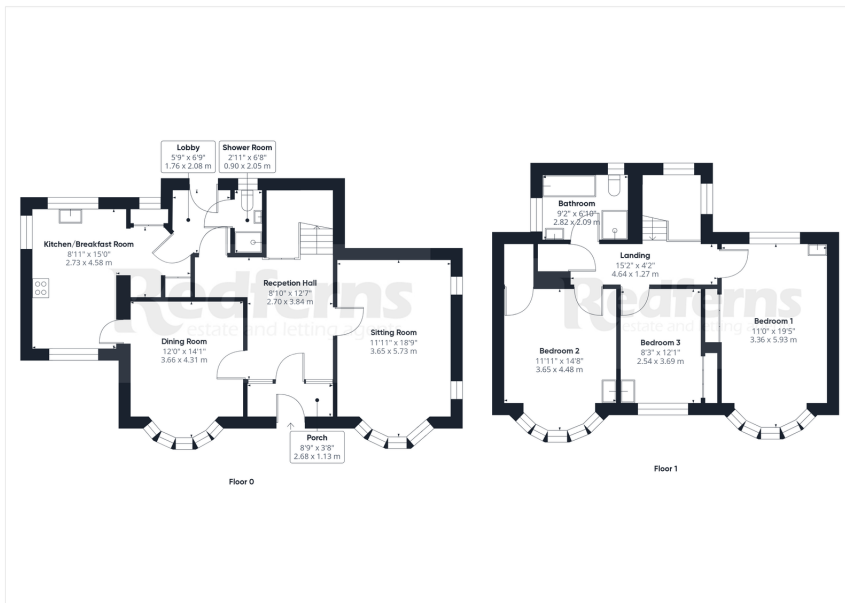
VIEWING By prior appointment with Redfern's 01395 512544

SERVICES We understand that the property is connected to all mains services.

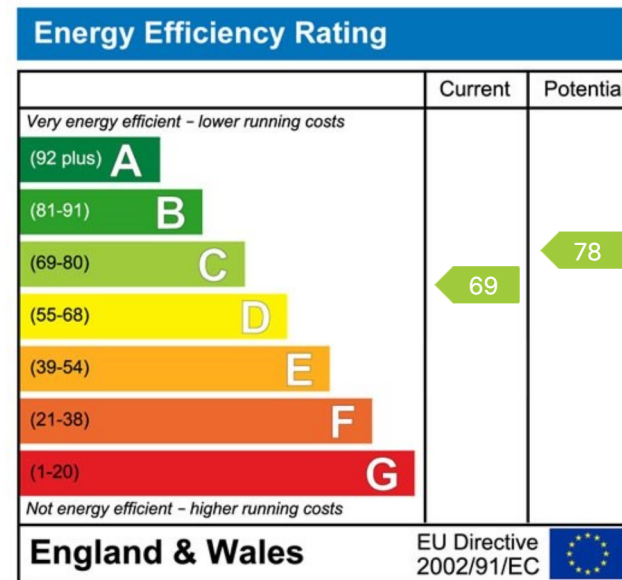
OUTGOINGS Council Tax Band F

TENURE Freehold





- Entrance Porch and Large Reception Hallway
- Dining Room
- Ground Floor Shower Room
- Family Bathroom
- Surrounding Walled Gardens
- Sitting Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Detached Double Garage and ample off road parking
- Energy Rating C



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