



5 Arcot Gardens, Sidmouth, EX10 9HR

Guide Price £315,000

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Auction details available at - https://www.247propertyauctions.co.uk/lots-for-sale?ba_url=%2Fproperty%2Fspacious-semi-detached-house-for-refurbishment-on-large-plot-2511045

This semi-detached house occupies a generous plot, measuring in excess of 1/3 of an acre. The property now requires refurbishment and modernising in most areas but certainly has huge potential to create a delightfully spacious home. The property is located at the head of a cul de sac in a peaceful position approximately 1 mile from the High Street and the Esplanade and is offered with no onward chain.

The property is incredibly versatile with the potential to have a selection of bedroom accommodation on both the ground and first floor. The accommodation briefly comprises of a glazed entrance porch leading to a spacious hallway. There are two reception rooms/ bedrooms adjoining the hallway. One room has a glazed door leading out to the rear gardens. The other features an open fire with stone hearth and surround and a southerly facing, deep bay window. A utility room also adjoins the hallway which offers a selection of base and wall mounted units and worksurfaces and a cloakroom. Finally, there is a large room beyond the utility room which could serve several purposes. The size certainly promotes a generous reception space with door providing access to both the front and rear or possible a master bedroom with plenty of space to fit an en suite.

The first floor offers another bedroom which offers a selection of fitted storage and a southerly outlook over the rear gardens and a bathroom. In addition, there is a large reception space with a deep bay window overlooking the rear gardens with viws towards Salcombe Hill in the East. Glazed double doors lead to a large, triple aspect, kitchen/dining room. The room offers access to the rear gardens via a balcony, or through a glazed door to the side which leads to the garage and back to the front of the property. Finally there is a conservatory adjoining the kitchen.

The property is approached over a shared concrete driveway with plenty of room for parking and turning. A private drive leads to the detached single garage and then beyond into the southerly facing rear garden. The rear gardens make up large percentage of the total plot and offer stunning views over Salcombe Hill to the east.

Early inspection is recommended to truly understand the property's unique layout.

VIEWINGS By prior appointment with Redfern on 01395 512544

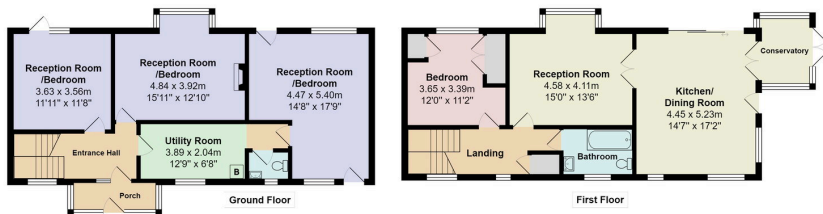
SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band D

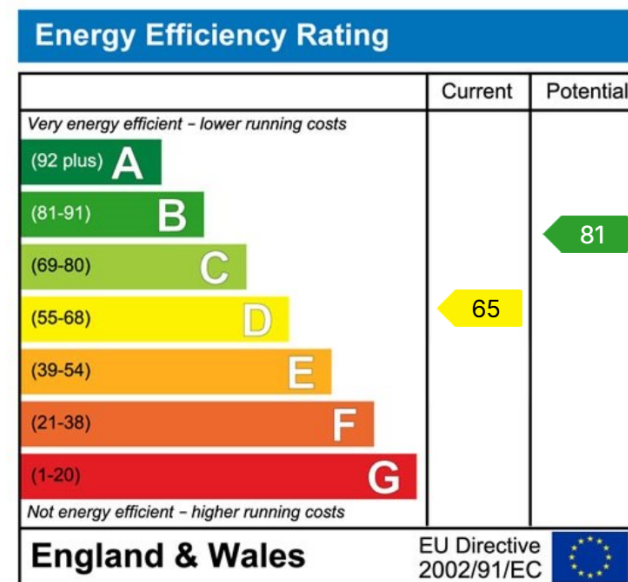
TENURE Freehold

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.





- Versatile property in need of modernisation
- Large southerly facing garden
- Stunning views
- 4 double bedrooms
- Large Kitchen
- Central Heating
- Detached garage
- Balcony
- Excellent restoration project
- Council Tax Band D



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