



# Sidford High Street, Sidmouth

Guide Price £650,000

 3  1  2



- Covered Porch & Entrance Hallway
- Kitchen with a separate Utility area and adjoining Breakfast Room
- Family Bathroom
- One Double Garage and Two Single Garages with plenty of off road parking
- No Onward Chain
- Two Spacious Receptions Room
- Three Double Bedrooms
- Southerly Facing Balcony with Fabulous Views
- Generously Sized Plot
- Energy Rating TBC





An attractive 1930's detached house occupying a generously sized plot with previously approved outline planning permission, four garages, and a large driveway. Now requiring general modernisation throughout. Offered with NO ONWARD CHAIN.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ottery St. Mary      **01404 814 306**  
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