



Manstone Avenue, Sidmouth, EX10 9TJ

Guide Price £290,000

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Manstone Avenue is situated in the popular Woolbrook area of Sidmouth, approximately one and a half miles from the town centre. A range of local amenities, including primary schools, shops (including a supermarket), a church, public house, and regular bus services to both Sidmouth and Exeter, are all within easy walking distance of the property.

The property has been beautifully renovated and extended by the current owners and is presented to an excellent standard throughout. The accommodation is well-proportioned, deceptively spacious, and highly versatile. A useful entrance porch provides access and opens into a light and spacious living room, offering ample space for lounge furniture. The kitchen/dining room is a standout feature of the home, filled with natural light from a large skylight. It is fitted with an extensive range of white-fronted cupboards and drawers at both base and eye level, complemented by solid oak work surfaces. Integrated appliances include a double oven and five-ring gas hob, with additional space for modern appliances such as a fridge freezer, dishwasher, and washer dryer. French doors provide direct access to the rear garden. The family bathroom is generously sized and fitted with a modern white suite, along with useful storage cupboards.

On the first floor, there are three double bedrooms and a shower room fitted with a contemporary white suite. The principal bedroom is particularly spacious and benefits from built-in wardrobes running the full length of one wall. Bedrooms two and three are also well-sized, with bedroom two enjoying distant countryside views. The property further benefits from uPVC double glazing throughout and a modern gas central heating system.

To the front of the property, a driveway provides off-road parking for several vehicles and leads to the entrance. There is also shared side access to the rear garden.

The rear garden has been thoughtfully landscaped and features a large, decked lean-to area added by the current owners, providing a versatile space. The garden itself is well maintained, with attractive planted borders, a level lawn, and a paved pathway leading to the rear, where there is a substantial garden shed with power and lighting. Two separate patio areas ensure the garden enjoys sunlight throughout the day, creating ideal spaces for outdoor dining and entertaining.

VIEWINGS By prior appointment with Redfern 01395 512544

SERVICES We understand all mains services are connected

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

OUTGOINGS Council Tax Band B (as per Gov.UK Website at the date of first listing)

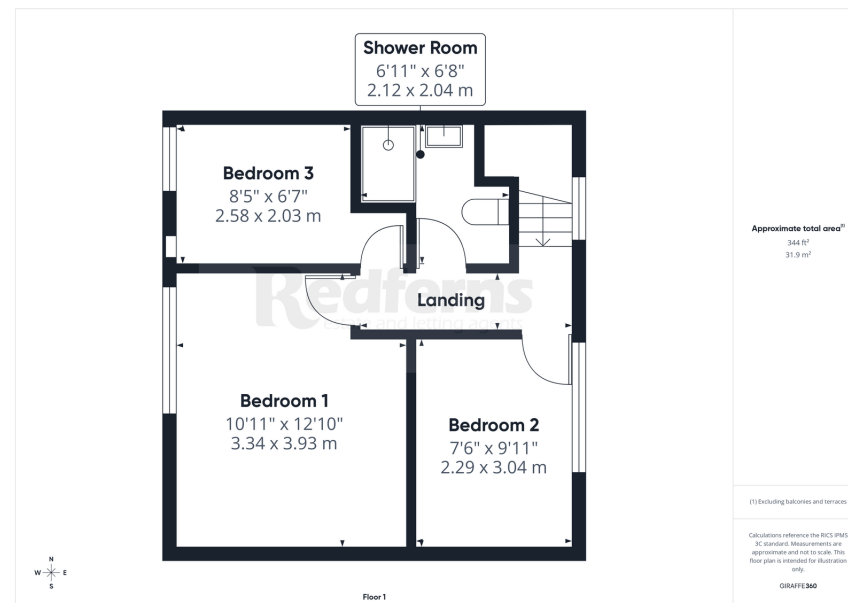
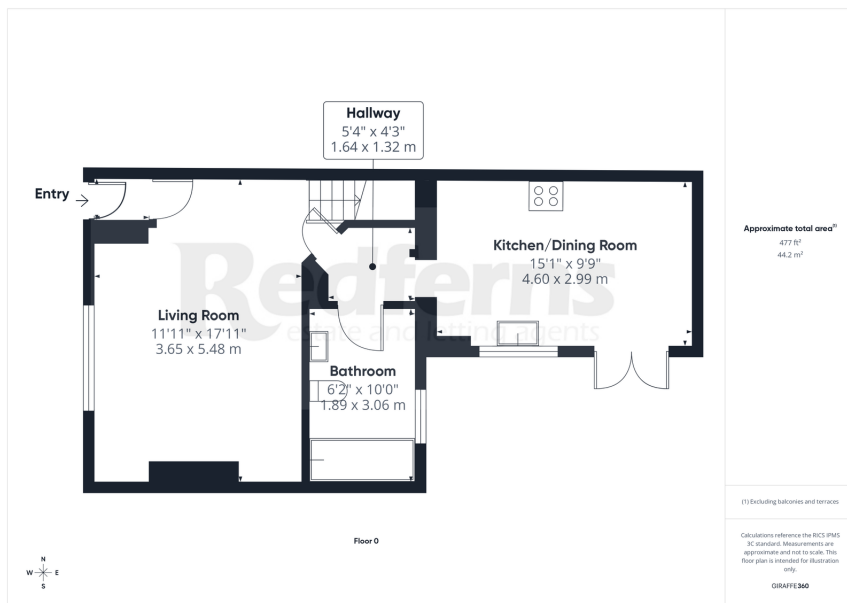
TENURE Freehold

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.





- Sought-after location
- Beautifully renovated and extended throughout
- Bright and spacious living room
- Modern family bathroom and shower room
- Driveway providing parking for several vehicles
- Approximately 1.5 miles from Sidmouth town centre
- Three well-proportioned double bedrooms
- Impressive kitchen/dining room with skylight
- uPVC double glazing and gas central heating
- Landscaped rear garden with decking and patio



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