



Balfours, Sidmouth

Guide Price £515,000

2 1 2



This comfortable detached bungalow occupies a healthily sized corner plot as is located within a popular residential cul de sac. Balfours is conveniently positioned within walking distance of a great selection of amenities based at Woolbrook and is just over 1 mile to the town centre and The Esplanade. The property has the benefit of a modern gas fired central heating and hot water system, is fully uPVC double glazed enjoys fine views towards the northern and western fringes of the Sid Valley

The accommodation is superbly proportioned throughout, briefly comprising of a spacious entrance porch with plenty of room to hang coats and shoes and a useful storage cupboard which also houses the pressurised hot water cylinder. An internal glazed door with a window to one side open onto the entrance hallway which connects to each room within the property. The living room is an excellent, triple aspect, reception space that enjoys some of the best views the property has to offer. The room is a comfortable enough sized to accommodate dining furniture if require. The dining room, which is presently used as an additional bedroom, is another great reception space with large French doors with windows to each side that open out onto the rear gardens. The kitchen offers a good range of base and wall mounted units with a large window that overlooks the side and a partly glazed door that also leads out to the rear gardens.

There are two generously sized double bedrooms, both with large easterly facing windows. In addition, there is a modern fitted shower room comprising a partly tiled surround, a walk in shower unit, wash basin with mixer tap over and fitted storage below and a low level wc. There is also a separate cloakroom with another low level wc.

The property is approached over a concrete driveway which leads towards a large single garage, The garage features an up and over door, light and power. Steps rise from each side of the driveway towards the front and rear doors respectively. A separate path from the left hand side of the plot also connect to the front door and rear gardens and offers a more level approach. The front gardens are tiered by sections of stone wall. Most of the area to the front has been gravelled for ease of maintenance with a selection of plants and shrubs planted to offer a good degree of privacy. The rear gardens are fully enclosed and enjoy a south-westerly aspect, perfect for capturing the sunshine throughout the day. A patio has been laid immediately to the rear/side of the property with an area of lawn the rises towards the highest point of the plot in the south-east corner. The garden also enjoys excellent views and features a useful garden shed and a fabulous magnolia tree.

A deceptive home ready for immediate occupation. Early inspection recommended.

VIEWINGS By prior appointment with Redferns on 01395 512 544

SERVICES We understand all mains services are connected

OUTGOINGS Council Tax Band F

TENURE Freehold

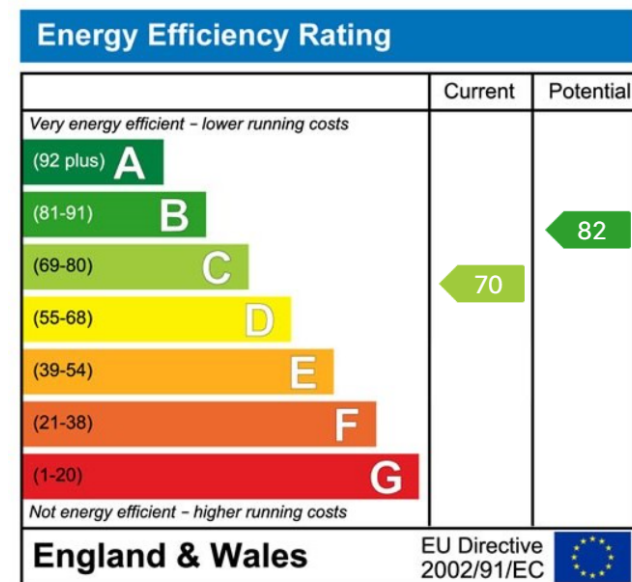
AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.

IMPORTANT NOTICE 1. Every care is taken in preparing these particulars, but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith, but they are for guidance only and intended to give a fair description of the property. 2.





- Porch and Large Entrance Hallway
- Kitchen
- Two Further Double Bedrooms
- Garage and Driveway
- Attractive Valley Views
- Dual Aspect Living/Dining Room
- Separate Dining Room/Bedroom 3
- Modern Fitted Shower Room and separate Cloakroom
- South Westerly Facing Rear Gardens
- Energy Rating C



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