



Barrington Mead, Sidmouth, EX10 8QW

Guide Price £450,000

3 1 2



This beautiful 1930's period home occupies a fabulous position, safely overlooking the River Sid and is offered with no onward chain. Barrington Mead is situated in a highly desirable location, moments from both the High Street and The Byes and only a short level walk to The Esplanade. The property is now ready for some gentle cosmetic updating in place but retains a great deal of its original character including; panelled doors, picture rails, deep bay windows and tiled flooring and benefits from a brand new gas boiler, installed April 2025.

The accommodation is consistently well proportioned and briefly comprises of a covered porch through an attractive brick archway with a timber front door. The living/dining room is a charming, open plan, reception room with a large, easterly facing, bay window overlooking the front gardens and beyond across the river. There is a gas coal effect fire with an attractive cast iron surround in the living area and a recess within the chimney breast in the dining area currently housing an electric wood burning stove. The dining area is another great reception space and will perfectly accommodate a formal dining suite and conveniently adjoins the kitchen. The kitchen, has been modernised in recent years and now offers a stylish selection of base and wall mounted units with roll edge worksurfaces with a westerly facing window overlooking the rear gardens. Also adjacent to the dining room is the sun room which provides access onto the rear gardens. There is also a separate ground floor cloakroom.

The first floor landing has a glazed loft hatch allowing additional light to stream through into the centre of the property. There are three bedrooms on the first floor. Bedroom 1 is a handsome double room which enjoys a deep bay window with a fabulous outlook over the river. Bedroom 2 is another good double bedroom with a fitted wardrobe and a westerly facing window overlooking the rear gardens. Bedroom 3 is a single bedroom that also enjoys a similar outlook to Bedroom 1. The shower room, which has also been modernised in recent years, comprises of a large walk in shower, low level wc and pedestal wash basin

The property is approached over a gravelled pathway that bisects two private areas of front gardens. One of the gardens occupies a space on the banks of the River Sid and provides a perfect seating area overlooking the water. The second area of front garden is enclosed by a shallow brick wall and wrought iron gate and surrounds a low maintenance patio area which is perfect to enjoy the sunshine throughout the morning and early afternoon. The westerly facing rear gardens are perfectly orientated to absorb the afternoon and evening sun are a superb space for alfresco dining and entertaining. There is a large garden shed/workshop with light and power and a gate at the rear which provides easy access to the parking space which is located opposite the rear garden.

A marvellous property in a convenient position on the edge of the town centre. 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 D

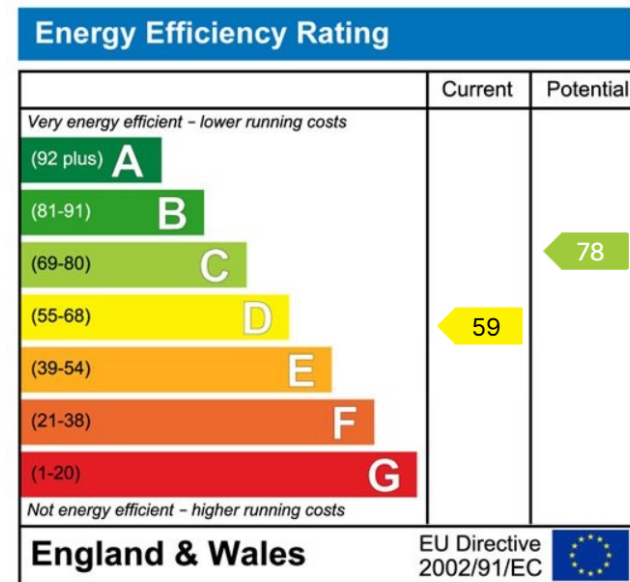
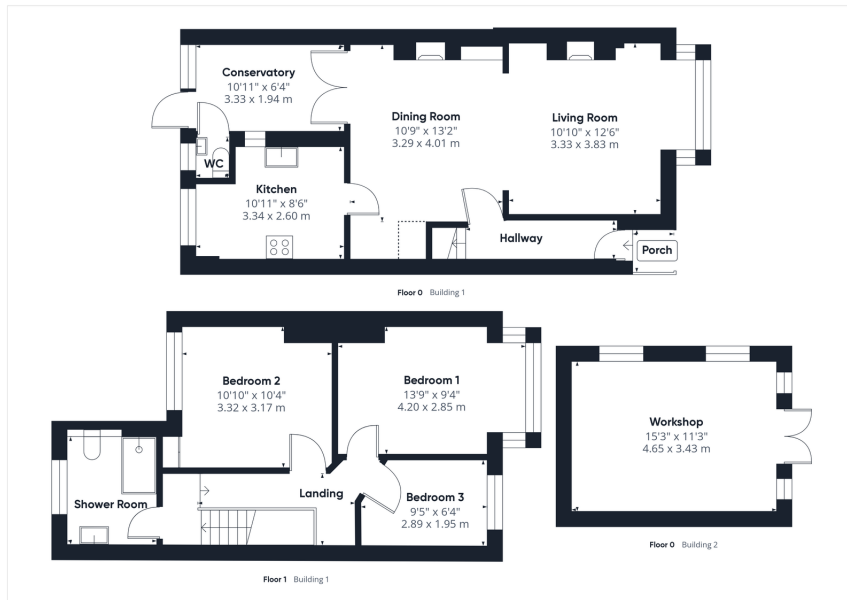
TENURE Freehold

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.





- Covered Porch & Entrance
- Living/Dining Room
- Hallway
- Kitchen
- Conservatory and Ground Floor WC
- Three First Floor Bedrooms
- Shower Room
- Brand New Boiler Installed April 2025
- Westerly Facing Courtyard Garden
- Allocated Off Road Parking
- Energy Rating - D



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

