



Castle Hill View, Sidford, EX10 9PP

Guide Price £350,000

3 1 1



This delightful terrace home has been modernised to a superb standard by the present owner and is offered for sale in excellent condition throughout. The property is situated in a peaceful residential position within a popular cul de sac, and is conveniently located a short level walk to a selection of amenities at Sidford, and a few hundred yards to the nearest bus stop.

The accommodation briefly comprises a covered porch over a partly glazed uPVC front door with a glazed panel to one side. The entrance hallway is a well lit and welcoming space with a useful understairs storage cupboard and a ground floor wc. The living/dining room is a pleasant, dual aspect, reception space that overlooks both the front and rear gardens. The living area features an electric coal effect fire with an attractive composite hearth, surround, and mantle. The dining space has a hatch that connects to the adjoining kitchen and glazed sliding doors that open onto the rear gardens. The kitchen has been tastefully upgraded in recent years and now offers a great selection of wooden fronted base and wall mounted units with composite worksurfaces and a selection of integrated appliances. A partly glazed door also provides access onto the rear gardens.

The first floor offers three bedrooms and a family bathroom. Bedroom 1 and 2 are both comfortably sized double rooms, each with their own fitted wardrobes. Bedroom 1 enjoys a southerly aspect over the rear gardens and beyond towards Salcombe Hill on the eastern side of the Sid Valley. Bedroom 2 enjoys an outlook over the fields covering the northern fringes of the Sid Valley towards Harcombe. Bedroom 3 is a single room that enjoys a similar outlook to bedroom 2. The family bathroom is a luxurious space with a modern fitted suite comprising a panelled bath, a wash basin with fitted storage below, a low level wc with a concealed cistern and a heated towel rail.

The property is approached over a concrete path which has been laid along the right hand side of the front gardens and leads towards the front door. The front and rear gardens have been designed to be easily maintained but still offer an attractive setting with plenty of colour. There are two sections of front garden. A small section lies immediately across the road from the property (this feature is consistent with the neighbouring properties in the road). This space has been gravelled with decorative stone with a few established shrubs. The other garden immediately to the front of the property is very similar, with a few additional plants and shrubs interspersed amongst the gravel for additional colour and interest. The rear gardens are a delightful private space that enjoys a southerly aspect. The garden features areas of decking, gravelled stone, a charming pergola seating space to one corner and a useful garden shed. A low lying stone wall has created a small bedding area for a few plants and shrubs, and a pedestrian gate to the rear offers separate access. The property benefits from a single garage, which is located a short level walk from the property. Residents are able to park in front of the garage, and other on road parking is often freely available outside the property.

A charming residence, ready for immediate occupation, with no onward chain. Early inspection recommended.

VIEWING By prior appointment with Redferns on 01395 512544

SERVICES We understand all mains services are connected.

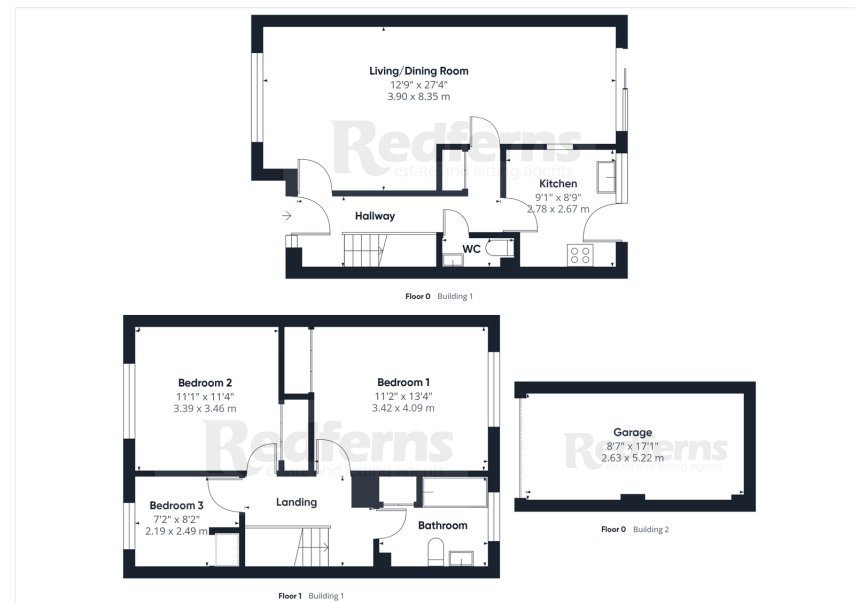
OUTGOINGS Council Tax Band C

TENURE Freehold





- Covered Porch & Entrance
- Living/Dining Room
- Hall
- Kitchen
- Ground Floor Cloakroom
- Three First Floor Bedrooms
- Family Bathroom
- Superbly Tended Front and Rear Gardens
- Garage and Off Street Parking
- No Onward Chain
- Energy Rating C



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