



83 Sidford Road



STAGS

83 Sidford Road

Sidmouth, Devon EX10 9NJ

Sidmouth Town Centre 1.5 miles Sidford 0.3 miles Exeter 15.5 miles

Detached 4 bedroom chalet bungalow with stunning views across the countryside

- Popular location close to The Byes
- Stunning countryside views
- Detached chalet bungalow
- Kitchen/ breakfast room
- Two reception rooms
- 4 bedrooms (master with en suite)
- Good sized front and rear gardens
- Parking and single detached garage

SITUATION

Situated approximately 1.5 miles from the town centre and 0.3 miles from local amenities at Sidford, this property is located close to the popular riverside walk at The Byes which provides a scenic stroll into the town. Sidmouth, noted for its long esplanade, beaches and public gardens, has a range of quality shops and amenities, as well as recreational facilities including a swimming pool, sailing club, cricket pitch, tennis and croquet clubs, and a popular golf course.

There are nearby bus stops running into Sidmouth, Honiton, Seaton and Exeter. The property is also within walking distance to Sidmouth College. The popular coastal villages of Branscombe and Beer are located towards the east, whilst the coastline has been awarded international recognition as a World Heritage Site noted for its geological interest and dramatic cliffs and beaches.

The cathedral city of Exeter is easily accessible by car or bus and offers a comprehensive range of services, shopping and cultural amenities.



DESCRIPTION

To the front of the property are two of the bedrooms, including the master with en suite shower room. Both of these bedrooms benefit from large windows, making the most of the glorious countryside views to the front of the property. The family bathroom comprises a bath with shower over, wash hand basin and WC. A spacious dual aspect sitting room provides the ideal reception space for family living with a gas fireplace and double doors into the conservatory, which is currently used as a dining room.

The kitchen/ breakfast room overlooks the rear garden and consists of wall and floor units, a large range style cooker with extractor hood over and space for a dishwasher. The separate utility room provides additional space, including plumbing for a washing machine. From the breakfast area, there are stairs leading up to the first floor.

On the first floor there are two bedrooms (3 and 4) and a separate WC with hand basin.

OUTSIDE

The garden to the front of the property is predominantly laid to lawn and bordered with flower beds. The mature boundaries create a private space in which to enjoy the stunning views from the timber decked area. A pathway leads to the front of the house and around to the side providing access to the rear.

Surrounded with mature trees, the rear garden is laid to lawn with patio areas and a raised timber decked area with an adjoining hot tub, ideal for al fresco dining and summer entertaining.

There is a driveway to the detached single garage and ample parking to the rear of the property.

SERVICES

Mains water, electric, gas and drainage. Gas fired Combi boiler. Broadband is available at this property.

DIRECTIONS

From the centre of Sidford, with The Rising Sun public house on the right hand side, go straight across at the traffic lights towards Sidmouth onto Sidford Road. Continue along this road for approximately 0.3 miles and the property will be found on your right.



These particulars are a guide only and should not be relied upon for any purpose.

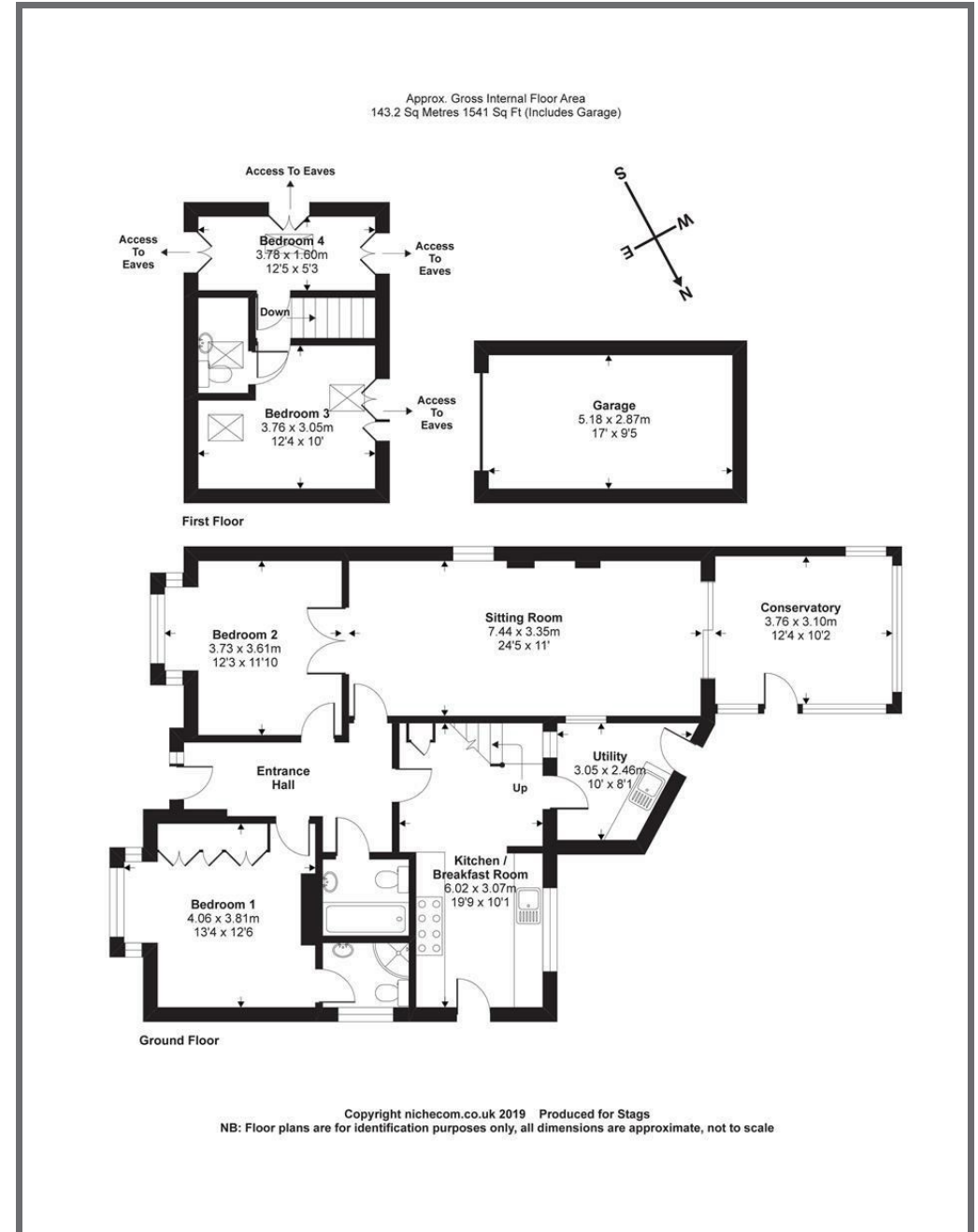


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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