



HARRISON
LAVERS &
POTBURY'S

Bramley Cottage, Seafield Road, Sidmouth EX10 8HE

£825,000 FREEHOLD

An attractive, detached house with beautiful gardens and situated in a sought-after location, close to the town centre and seafront.

Bramley Cottage is a good size detached house, built in the mid 1950's and has been in single family ownership from new. A conservatory entrance leads to a spacious hallway with cloak room, and a wide staircase rising and turning to the first floor. All principal rooms on the ground floor have a double aspect, the sitting room features a fireplace, there is a separate dining room and a kitchen/breakfast room. The kitchen is fitted with a good range of units, with integrated appliances to include dishwasher, fridge, oven, grill and gas hob, and has a larder and boiler cupboard (Boiler now need replacing). A spacious utility room offers excellent storage by way of fitted cupboards along with additional worksurfaces and sink.





On the first floor there are three bedrooms, bedroom one being double aspect and fitted with a range of bedroom furniture. Bedroom two is a good size double with fitted furniture and bedroom three is large enough for twin single beds. There is a main bathroom along with landing cupboards providing storage and housing the hot water cylinder.

The front of the house has a southerly aspect and there are attractive gardens to the front and both sides. To the easterly elevation lawn garden leads down to a summerhouse, greenhouse (both with power) and a large vegetable plot. To the west elevation a level, lawn garden is bordered by well stocked beds and there is a timber garden shed with power. As the name of the house would suggest there are also a number of apple trees within the grounds. The driveway leads up to a parking and turning area and a detached double garage with power and light.



The property stands in a convenient and much sought after location only one third of a mile from the seafront. The town centre which is half a mile away offers an excellent range of amenities with numerous independent shops, High Street chains, regular bus services, cinema, theatre, indoor swimming pool, the historic Regency Esplanade, Connaught Gardens and Jacobs Ladder beach. Sidmouth also has a Waitrose, Lidl, modern health centre and an 18 hole golf course.





OUTGOINGS We are advised by East Devon District Council that the council tax band is G.

POSSESSION Vacant possession on completion.

EPC: E

REF: DHS01692

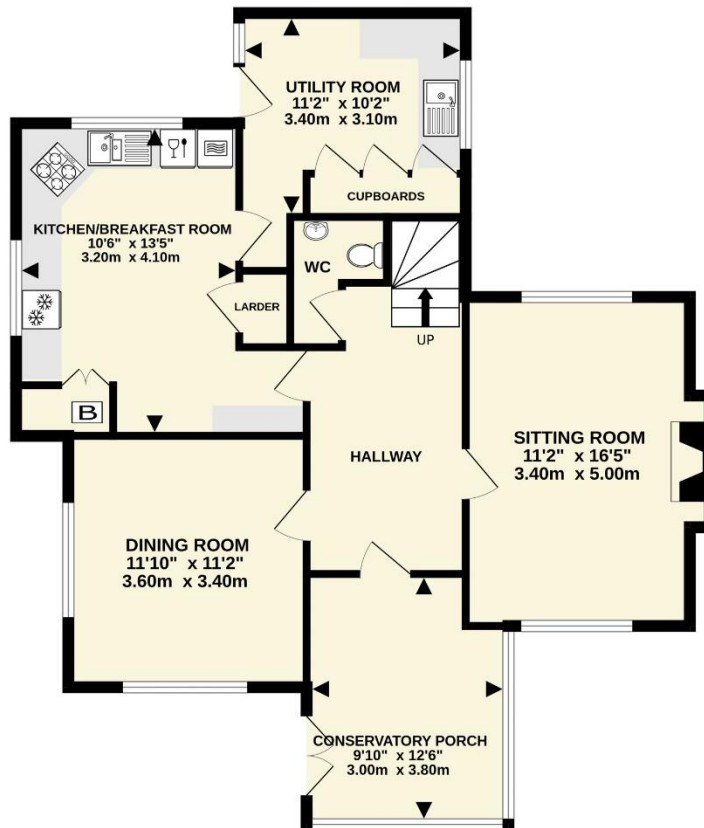
DIRECTIONS From the top of the High Street and at the mini roundabout take the exit onto All Saints Road. At the next roundabout at The Woodlands Hotel, take the first exit and then turn immediately right onto Cotmaton Road. Follow the road taking the first left onto Seafeld Road and then next right. The property will be found on the right.

VIEWING Strictly by appointment with the agents.

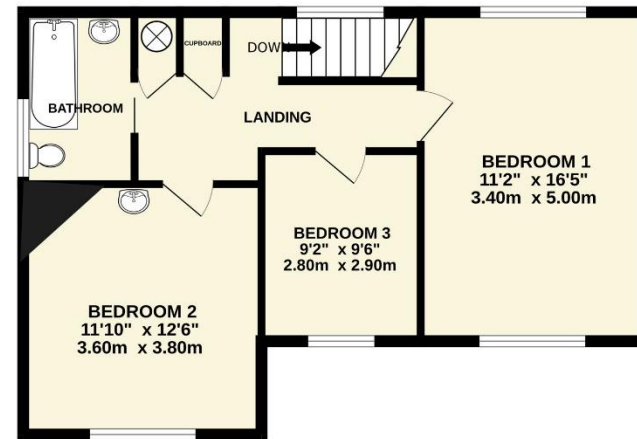


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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