



HARRISON
LAVERS &
POTBURY'S

44 Alexandria Road
Sidmouth
EX10 9HG

£250,000 FREEHOLD

An attractive three bedroom, terrace house now in need of modernisation.

This attractive terraced house occupies a slightly elevated position within a mature residential area and is conveniently situated within walking distance of local shopping facilities and bus services. Sidmouth's town centre and seafront are approximately a mile away.

The property is accessed via a shared pathway which runs along the front of this terrace and there is a garden, the majority being to the rear and enjoying a south-easterly aspect.

Modernisation is now required throughout, however gas fired central heating is installed and some of the windows to the ground floor have been replaced with uPVC double glazed units. On entering the property, a recessed porch opens into the reception hall where a staircase rises to the upper floor and has a fitted stairlift. The sitting room enjoys an outlook to the front, has a stone fireplace with a gas fire and an archway leads to an adjoining dining room, which has a return door to the hall along with a fireplace and walk-in pantry which houses the gas fired boiler.

The kitchen has a range of storage units and work surfaces and there is a built-in oven, gas hob and cooker hood and space for further appliances.

An adjoining rear lobby has a door leading to the rear garden and also accesses a WC.





To the first floor the landing area offers access to the roof space via a sliding ladder and there are three bedrooms, two having fitted cupboards and feature fireplaces.

The family bathroom has a coloured suite comprising panelled bath, separate shower cubicle, WC and pedestal washbasin.

The front garden has a variety of shrubs and a pathway leads through to the front door. The rear garden is enclosed and is now a little overgrown with an area of lawn, mature hedging and shrubs. Adjoining the rear of the house is a paved area giving access to an outside store. The rear garden also has pedestrian access via a shared pathway.

Sidmouth's town centre and seafront offer an excellent range of amenities and services. The area known as Woolbrook is within walking distance and offers local shopping facilities and bus services to the surrounding area.

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

EPC: D

POSSESSION Vacant possession on completion.

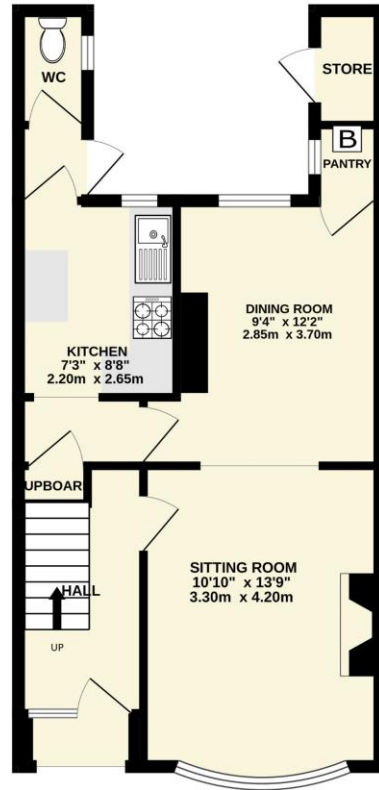
REF: DHS02405

DIRECTIONS Drive away from the town centre travelling along Vicarage Road and Temple Street, turning left at Exeter Cross signposted Exeter. At the next mini roundabout turn left into Alexandria Road and the property will be seen half way up this road on the left.

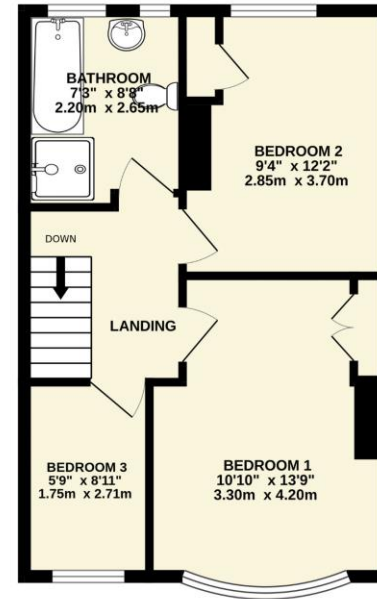
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

