



HLP

HARRISON
LAVERS &
POTBURY'S

11A Newlands Close Sidmouth EX10 9NW

£525,000 FREEHOLD

An attractive, detached 1950's house, featuring original stained glass windows and occupying a pleasant position on the crescent of Newlands Close.

Presented in very good order throughout, this impressive house features beautiful stained glass windows, separate reception rooms with bay windows, gas central heating and double glazing except the stained glass windows which have secondary glazing. Once inside, a spacious hallway has storage, a ground floor WC and leads to the separate reception rooms and kitchen. The sitting room is dual aspect with a bay window looking east over the garden. The separate dining room also features a bay window this time looking south. The kitchen is fitted with a range of units with space for a gas cooker and washing machine, whilst there is space for a fridge in the larder. A floor standing gas boiler serves the central heating system. A rear lobby connects to the attached single garage and leads to a greenhouse with access to the rear garden.

A turning staircase rises to the first floor passing two tall beautiful stained glass windows. The main bedroom is dual aspect with a bay window looking to the east and having a fine view along Salcombe Hill. There is a second double bedroom, good size third single bedroom, a shower room and a separate WC.





A gated and brick paved driveway provides ample off road parking and leads to a single, attached garage with power and light. There is also a good size area of lawn garden with mature flowerbeds and borders. To the rear, a large patio enjoys a south facing aspect with colourful beds and borders and leads to a lawn garden extending eastward with views to Salcombe Hill, well enclosed by modern fencing.

The house occupies a pleasant position on the crescent of Newlands Close, less than half a mile from The Byes and River Sid and within short walking distance of regular bus services. The property is within one mile of local primary schools, Sidmouth College, Waitrose, Lidl and the amenities at Sidford and a little over a mile and a half from the town centre and seafront. Sidmouth is an unspoilt town on the Jurassic coastline, with a busy High Street having numerous independent shops, High Street chains and popular restaurants.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds up to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

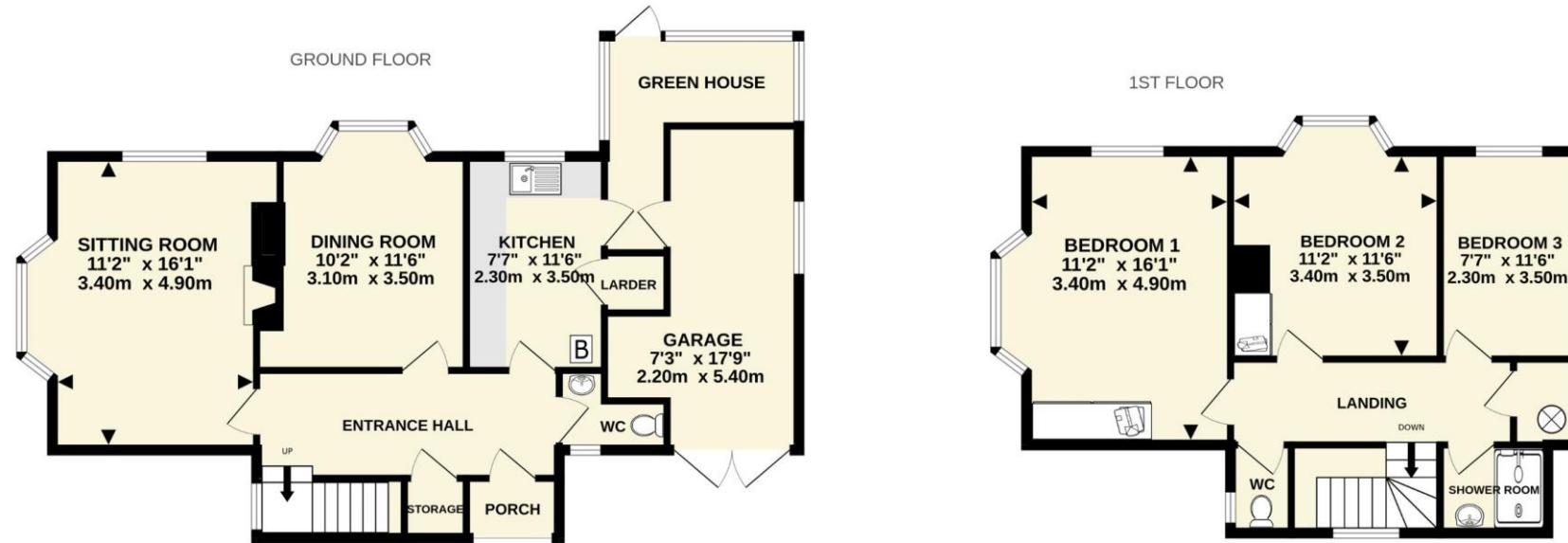
EPC: E

POSSESSION Vacant possession on completion.

REF: DHS02512

VIEWING Strictly by appointment with the agents.





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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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.

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