



HARRISON
LAVERS &
POTBURY'S

10 Meadow View Close
Sidmouth EX10 9AP

£735,000 FREEHOLD

Situated in a sought after residential area on the lower slopes of Salcombe Hill, a three bedroom, detached house with gardens enjoying a south and westerly aspect.

This conveniently situated detached property is within walking distance of Sidmouth's town centre which offers an excellent range of facilities and services, along with the Esplanade and seafront. Also nearby is an entrance into The Byes, a delightful riverside walk and cycle track.

The property offers well presented accommodation arranged over two floors and benefits from having gas fired central heating and uPVC double glazed windows, which includes a garden room on the rear elevation which enjoys a westerly aspect.

On entering the property an entrance hall has stairs rising to the upper floor and has a useful cloaks/WC off. The lounge/dining room enjoys a lovely dual aspect and has a large storage cupboard along with an attractive fireplace and bi-fold doors to the garden room. The garden room has a vaulted ceiling and French doors leading to the garden.

The kitchen/breakfast room enjoys a westerly aspect with an outlook over the garden and is fitted with an excellent range of storage units along with solid wood work surfaces and tiled splashbacks. There is a built-in split-level double oven, induction hob and cooker hood and also space for a fridge/freezer. A useful adjoining utility room offers further storage and work surface space and has space and plumbing for a washing machine and dishwasher. From the utility room there is a door accessing the rear garden and a personal door to the garage.





The first floor landing has an airing cupboard along with access to the roof space via a sliding ladder. All three bedrooms enjoy a westerly aspect, with views towards Muttersmoor. The main bedroom has freestanding wardrobes and an en-suite shower room fitted with a modern white suite comprising shower cubicle, WC, wash basin and is fully tiled. Bedroom two enjoys a dual aspect and has fitted wardrobes and bedroom three also has a fitted cupboard/wardrobe. A separate family bathroom is fully tiled and is fitted with a white suite comprising shaped panelled bath with shower attachment and there is a WC and washbasin.

The property occupies an almost level site with the majority of the garden enjoying a lovely south and westerly aspect. The gardens are mainly laid to lawn with well stocked shrub borders and adjoining the garden room is a raised terrace with stone balustrading. There are further paved areas and raised flower beds and a timber garden shed along with a side pathway which connects to the front driveway.

The brick paviour driveway provides ample parking and gives access to a larger than average single garage which has an electric roller door, light, power, access to a further roof space and also houses the wall mounted gas fired boiler.

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

EPC: D

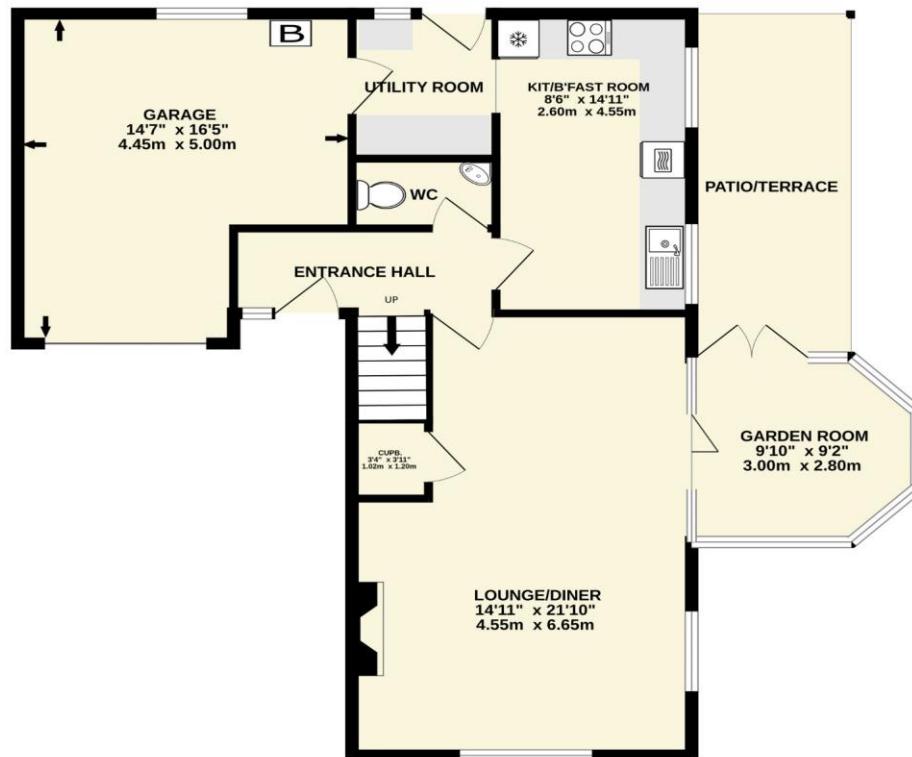
POSSESSION Vacant possession on completion.

REF: DHS02253

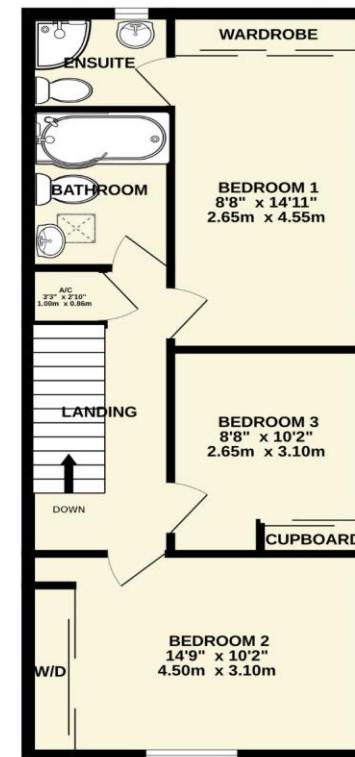
DIRECTIONS From the top of the High Street turn right opposite the Radway cinema into Salcombe Road, continuing over the river Sid and around to the left. Pass Redwood Road on the right and take the next right into Brownlands Road. Meadow View Close will then be seen on the right.

VIEWING Strictly by appointment with the agents.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023

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

