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20 Balfours, Sidmouth, Devon, EX10 9EG Offers Over £550,000

- 3 Bedrooms • Entrance Hall • Office/Study • Double Garage • Living/Dining Room • Kitchen • Utility Room
- WC • Inner Hall • En Suite Bathroom • Family Bathroom • Front & Rear Gardens
- Stunning Panoramic Views • ER - D



119 High Street, Sidmouth, Devon, EX10 8LB
Tel: 01395 578444 Email: sidmouth@beagroup.co.uk

Description

Enjoying superb panoramic views across the rolling countryside surrounding the Sid Valley, a spacious detached property with a double garage. This superb family home has three double bedrooms, en-suite bathroom, separate family bathroom, large L-shaped sitting/ dining room, a good size kitchen and additional utility room.

Situation

Located close to the local amenities in Woolbrook. Sidmouth is a Regency coastal town located approximately 15 miles from Exeter and about 12 miles from junction 30 of the M5. The town has a wide range of sporting and recreational facilities and an excellent variety of shops including a number of national enterprises and sole independent outlets. There is an Esplanade, beaches and ornamental public gardens. There are regular bus services to Exeter and other nearby towns. Mainline railway stations are located at Honiton (Waterloo Line) and Exeter (Paddington Line).

Accommodation

Entrance Hall 14'4" x 5'4" (4.37m x 1.63m) uPVC double glazed door opens to ground floor entrance hall, with stairs rising to the landing and door to office/study, radiator.

Office/Study 6' x 14'7" (1.83m x 4.45m) Flexible space for office or play room, radiator, fire door to garage.

Double Garage 14'7" x 18'3" (4.45m x 5.56m) Up and over door, power and lighting, water tap, wall mounted gas boiler.

Living / Dining Room 17'8" x 23'5" max (5.38m x 7.14m max) A superb L-shaped room with UPVC double glazed windows facing the front enjoying stunning countryside views of the Sid Valley, 3 x radiators, TV point.

Kitchen 12'8" x 11'3" (3.86m x 3.43m) A matching range of wall and base units with roll edge work surfaces over, tiled splash backs, inset stainless steel one and a half bowl sink with mixer tap over, built in double oven, electric and gas hob, space and plumbing for dishwasher, space for fridge/freezer, uPVC double glazed window overlooking rear garden and patio, radiator, uPVC double glazed door to the rear patio.

Utility Room 8'1" x 5'5" (2.46m x 1.65m) Roll edge work surface with inset stainless steel single drainer sink, space and plumbing for washer/dryer, side door access to garden, Door to W.C with

WC Wash basin, low level WC, obscured glazed window, radiator.

Master Bedroom 14'2" x 12'8" (4.32m x 3.86m) uPVC double glazed window to the front with stunning countryside views across the Sid Valley, radiator, built in double wardrobes and dressing table.

En-suite Bathroom 8'6" x 7'8" (2.6m x 2.34m) Low level WC, wash hand basin with light and shaver point over, panelled bath with shower over, tiled splash backs., uPVC obscured glazed window to the side.

Bedroom Two 11'1" x 11'7" (3.38m x 3.53m) uPVC double glazed windows to rear, radiator, built in wardrobe.

Bedroom Three 11'7" x 11'3" (3.53m x 3.43m) uPVC double glazed windows facing the rear overlooking the garden, radiator, wardrobes.

Family Bathroom White suite comprising low level WC, wash hand basin with light and shaver point over, panelled bath with shower over, tiled splash backs, radiator, extractor fan.

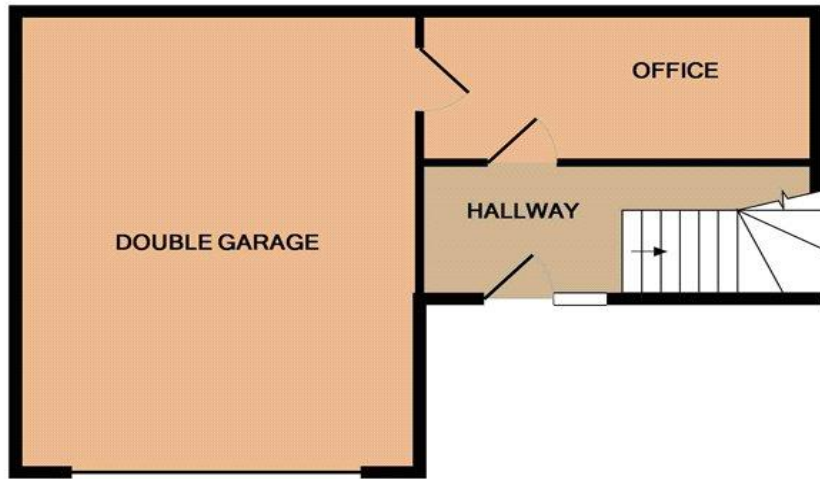
Outside The property is approached by a large double length driveway leading to the front of the property, with a mature front garden enjoying a variety of shrub, plant and tree borders. The gated rear garden can be accessed by both sides, and is primarily laid to lawn with attractive shrub and plant borders and a large patio area ideal for al fresco dining.

Services All mains services are connected. Services and systems have not been tested.

Council Tax East Devon District Council Band F

Directions

From our Sidmouth Office proceed in a northerly direction as if going towards Sidford. At Exeter Cross bear left into Arcot Road and continue past the mini roundabout and take the second turning on the left into Balfours. Continue up the road and bear right and the property is a short distance along on the left hand side.



GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating (EPC):



Viewing Information

Viewing by appointment with the agents;

Bradleys Estate Agents

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Devon

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Property Fact Sheet Ref: [SID180176.2 \(29/01/2019-KR\)](#)



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