



**2 Belgrave Cottages**  
**Heydons Lane, Sidmouth, EX10 8NJ**  
Offers Over £350,000



**3**



**1**



**2**

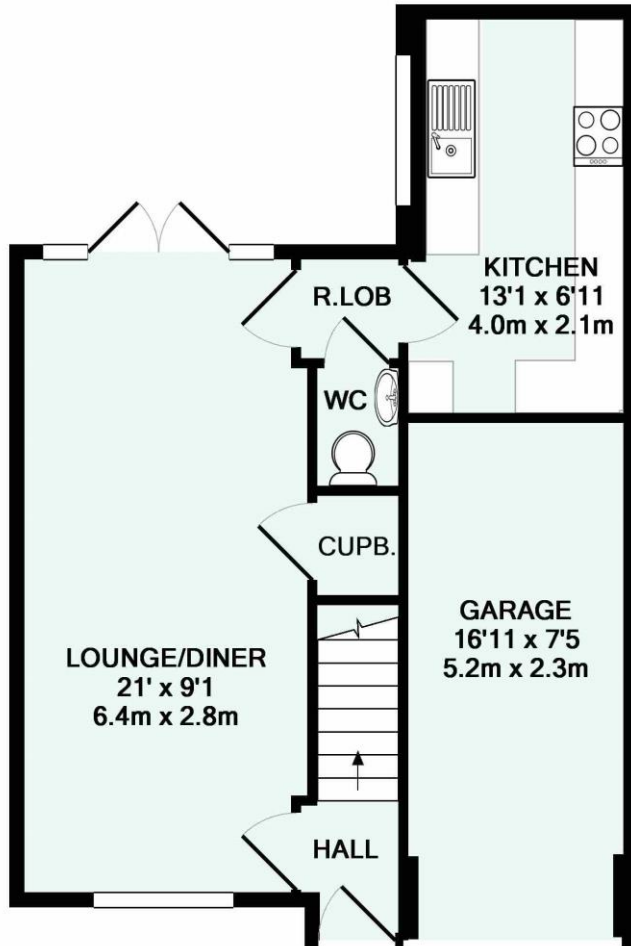


**EPC**

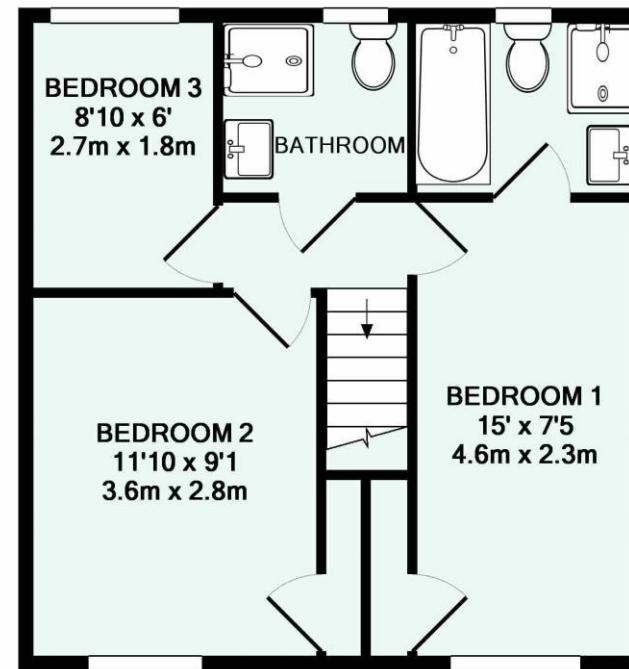


# FLOOR PLAN

# BELGRAVE COTTAGES, HEYDONS LANE, SIDMOUTH, DEVON



GROUND FLOOR



1ST FLOOR

## DESCRIPTION

A well presented semi-detached house occupying a level and 'tucked away' position within a short walk of the town centre and the Esplanade. The property benefits from three bedrooms with garage and paved area providing off road parking. Ideal holiday home or permanent residence with scope for improvement.

The accommodation suits its current use as a holiday home, with the ground floor benefitting from a dual aspect living dining room, with French doors leading out to the delightful walled paved courtyard to the rear. There is a useful ground floor cloakroom with a modern white suite located from the rear lobby, and a comprehensively fitted kitchen with a matching range of wall and base pine fronted units with roll top work surfaces over. From the first floor there are three good sized bedrooms, with the master bedroom giving access to an ensuite bathroom with a modern white suite. There is also a further modern fitted shower room accessed from the landing. To the front of the property is off road parking with an attached single garage with up and over door, light and power. The property further benefits from gas central heating and uPVC double glazing.

## LOCATION

Tucked away within the heart of the town centre, and just moments from the bowling club, tennis courts and Sidmouth Rugby club. Exeter is approximately 25 minutes' drive to the west with its International Airport, mainline railway stations and nearest junction to the M5 motorway. Honiton is situated approximately 10 miles to the north with its mainline railway station serving London (Waterloo). Several well-known golf courses are also accessible. Sidmouth has excellent schools for all ages.

## DIRECTIONS

On Foot: Leave the Sidmouth office and walk down the High Street, taking the first turning on the right into Blackmore Drive. At the end of this road follow the path that takes you beside the Library and the Health Centre. Turn left and follow the path that heads towards Sidmouth Rugby Ground, which is on the right hand side. On passing the Rugby Club the cottage will be seen a little way along on the left hand side.





## VIEWING INFORMATION

Viewing by appointment with the Agents;

### Bradleys Estate Agents

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