



42 Winslade Road
Sidmouth
EX10 9EX

£725,000 FREEHOLD

No ongoing chain. Spacious four bedroom detached house which has large garden and off road parking for two/three cars.

42 Winslade Road forms part of a recently completed development of six refurbished houses. Enjoying a lovely southerly aspect, the property is conveniently situated within a short walk of local amenities and bus services on Temple Street. Also nearby is an entrance into The Byes, delightful riverside walk and cycle track, leading to Sidmouth's town centre which lies approximately three quarters of a mile away and offers an excellent range of services and facilities along with the esplanade and seafront.

A resin bond driveway provides ample parking and this particular house has a wide side access leading through to a good size rear garden which is almost level and enjoys a view toward Salcombe Hill.

On entering the property an attractive staircase with glass panels rises to the upper floor and from the inner hall there is a cloaks/WC along





with a rear lobby/boot room. There are two ground floor reception rooms, both enjoying a southerly aspect and to the rear of the property is a new extension which has created a very large kitchen/dining/family room. This overlooks the rear garden and has bi-fold doors with the kitchen are offering an excellent range of storage and built in appliances.

To the first floor there are four bedrooms, the master bedroom having an en suite shower room and there is a separate family bathroom which along with the en suite, is fitted with a white suite and attractive tiling. The property is neutrally decorated throughout and feature uPVC double glazed windows along with gas fired central heating.

The garden will be turfed on completion and adjoining the rear of the house is an extensive patio area.

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

EPC: C

POSSESSION Vacant possession on completion.

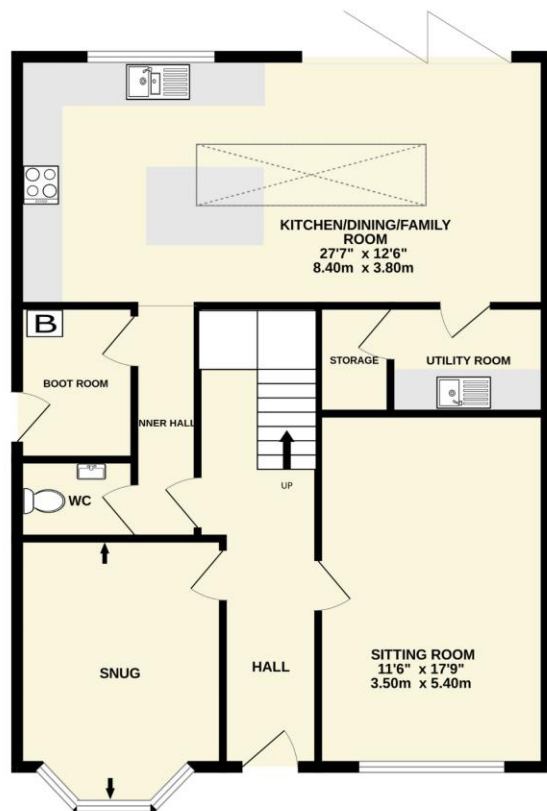
REF: DHS02071

DIRECTIONS From the top of the High Street, pass the Radway cinema on the left and continue for approximately half a mile, passing Sid Park Road on the right. Take the next turn left which is Winslade Road and the house will be seen a little way along on the right.

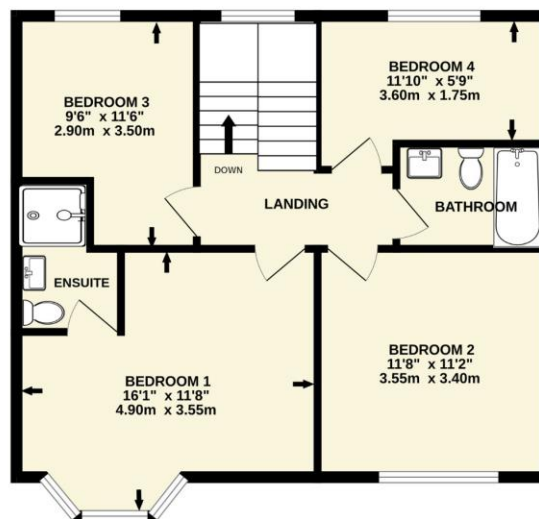
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 sq.m.) approx.

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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