



HARRISON
LAVERS &
POTBURY'S

6 Corefields
Sidford
Sidmouth
EX10 9SG

£575,000 FREEHOLD

A spacious detached bungalow enjoying a private, tucked away location and with views to the surrounding hills.

This two bedroom detached bungalow is situated in a sought after area and privately tucked away in a small cul de sac enjoying a lovely south westerly aspect. Set in a good sized pleasant garden, the property which is set back on a private drive provides ample parking and gives access to an integral single garage.

On entering the property an entrance porch leads into a large reception hall where there are storage cupboards along with access to the roof space via a sliding ladder. The lounge/dining room enjoys a sunny dual aspect and has sliding patio doors to the front aspect with distant sea views.

The kitchen offers an excellent range of storage units along with work surfaces and has a built-in split level electric double oven, gas hob, cooker hood along with space for a fridge and freezer. The kitchen also houses the gas fired boiler for the central heating and hot water. Adjoining the kitchen is a useful rear lobby which gives access to a utility cupboard housing space and plumbing for a washing machine and tumble dryer above and there is also a separate WC/cloakroom.

A more recent garden room lends itself to the views to the surrounding hills and enjoying the outlook of





the garden. The structure has a solid roof with vaulted ceiling and French doors out to the garden.

The two double bedrooms both have fitted wardrobes, one having an outlook to the front aspect and the other to the rear garden. The shower room is of a good size with fully tiled walls and comprises a large walk-in shower along with wash basin, WC and adjoining vanity/storage cupboards.

The property is presented in very good order and benefits from having gas fired central heating and uPVC double glazed windows.

The gardens are very private and predominantly laid to lawn, the majority being to the rear of the property with lovely views toward Salcombe and Trow Hill. There are numerous shrubs and ornamental trees along with a lily pond, greenhouse and paved patio areas providing ample room for seating. The garage has an up and over door, light, power, a single glazed window to the side and room for a work bench.

Corefields is conveniently situated within walking distance of the popular Waitrose supermarket, along with the Beacon Medical Health Centre and within a short drive there is Woolbrook where there are various shopping facilities. Sidmouth's town centre and seafront are within a mile and three quarters and offer an excellent range of facilities and services.

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

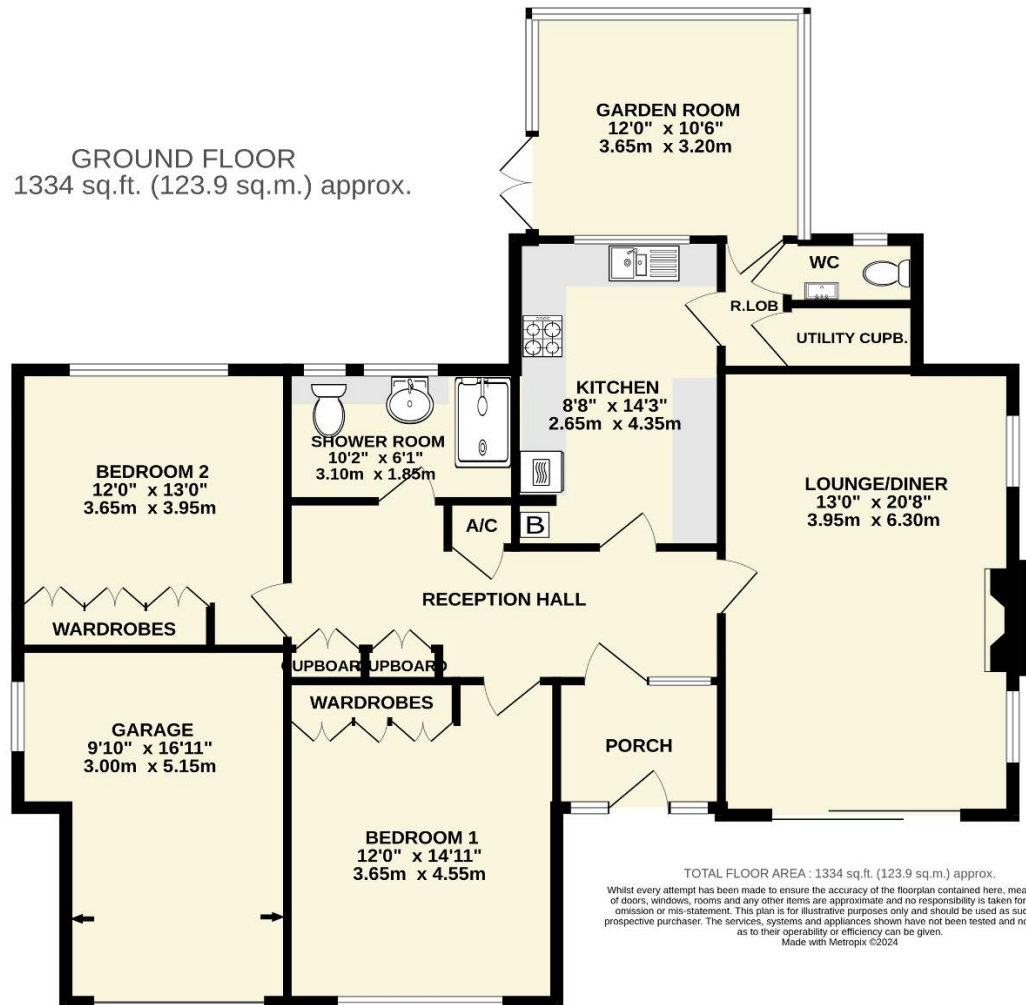
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02326



GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.



DIRECTIONS Leaving Sidmouth's town centre, head towards Sidford and on meeting the A3052, (Exeter to Lyme Regis) turn left signposted Exeter. Continue for approximately a quarter of a mile taking the third turning on the right into Burscombe Lane and Corefields is the next right. The bungalow will be found at the end of the cul de sac to the left.

VIEWING Strictly by appointment with the agents.

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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