



HARRISON  
LAVERS &  
POTBURY'S



74 Winslade Road  
Sidmouth  
EX10 9EZ

£385,000 FREEHOLD

**A semi-detached three bedroom house with a garage and situated in a desirable area, within a mile of the town centre and seafront.**

Offered for sale with no on-going chain and occupying a slightly elevated position, this attractive semi-detached house enjoys a southerly aspect and from the front elevation enjoys a view towards Salcombe Hill. The house is conveniently situated in a popular residential area, with Temple Street being within walking distance where there are local shopping facilities and a regular bus service. Also within a short walk is an entrance into 'The Byes'.

The accommodation is arranged over two floors and is now in need of modernisation. Gas fired central heating is installed and the windows are double glazed, although these are of some considerable age.

A recessed entrance porch with front door and side panels featuring stained glass leads directly into the reception hall where the stairs rise to the upper floor, with storage under along with a useful cloaks/WC.

The ground floor offers two reception rooms both having a tiled fireplace, the sitting room having a large bay window to the south side. The original kitchen was extended some years ago and provides a range of matching storage units and worksurfaces along with a split-level double oven, gas hob and freestanding washing machine, tumble dryer and fridge/freezer. The kitchen also houses the gas fired boiler and has a uPVC double glazed door to the rear garden.







To the first floor, the landing offers access to the roof space via a sliding ladder. The front bedroom has a large bay window and takes full advantage of the views across the valley towards Salcombe Hill and also has a built-in storage cupboard. The rear double bedroom has fitted wardrobes to one wall along with a dressing table unit and overlooks the garden and the third bedroom enjoys a similar outlook to bedroom one. A family bathroom has a coloured suite which comprises a bath with shower over, pedestal wash basin and WC along with part tiled walls and an airing cupboard.

The gardens are very well tended with good access linking the front and rear. The front garden is mainly laid to lawn with adjoining borders containing numerous ornamental trees and shrubs and a pathway and gate access to Winslade Road. To the rear of the property there are paved areas along with a pathway leading up to a raised area of lawn where there is a timber shed and summerhouse which enjoys a westerly aspect.

There is a prefabricated garage which is accessed via Malvern Road which has a rear door to the garden. The garage measures 2.85m x 5.25m and is now in need of improvement.

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

**EPC: E**

**POSSESSION** Vacant possession on completion.

**REF: DHS02341**

**DIRECTIONS** From the Radway cinema, follow Vicarage Road away from the town centre for around half a mile turning left after Potburys Storage Facility into Winslade Road. The property will be found just over half way up the road on the right.

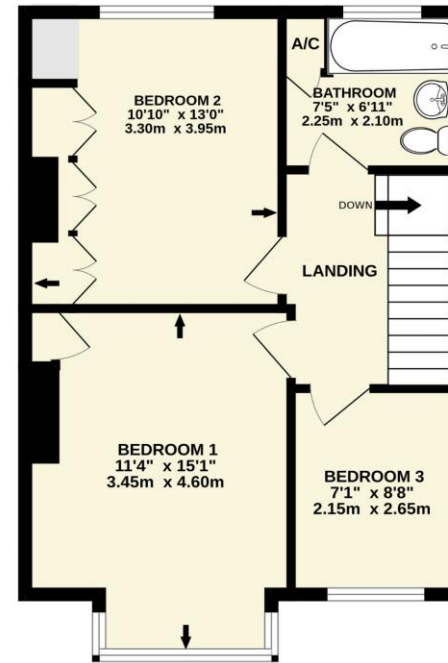
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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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