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7 Manstone Close, Sidmouth, EX10 9TZ

Guide Price £575,000

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This attractive bungalow offers spacious and well proportioned accommodation throughout and is offered for sale in excellent condition. The property is situated on a private plot, towards the head of a peaceful residential cul de sac, and is located just over one and a quarter miles from the High Street and a little further to the Esplanade.

The accommodation briefly comprises a uPVC glazed door with a window to the side, which opens into an entrance porch. A stained glass inner door then opens onto a bright and welcoming hallway. The living room is a delightful, dual aspect, reception space with a large picture window and glazed sliding doors that overlook and provide access out onto the gardens. In addition, there is a cast-iron fireplace with a tiled hearth and surround, and wooden mantle. The kitchen/dining room is another excellent space that also benefits from a dual aspect. The kitchen features an extensive range of stylish base and wall mounted units with timber worksurfaces and tiled splashbacks. There is a selection of integrated appliances including a Belling range style cooker and a central island with further cupboards and countersurface space. A vacant space at the rear of the kitchen/dining room will perfectly accommodate a dining table with glazed French doors that open onto the rear gardens on one side. A second door provides access to the rear of the garage. A separate room adjoining the kitchen is presently used as formal dining area but would also suit as a third bedroom or study.

Bedroom 1 is a generously sized double bedroom with a large window overlooking the side and a fitted wardrobe with mirrored sliding doors. Bedroom 2 is another very comfortably sized double bedroom with a window overlooking the front gardens and its own fitted wardrobes. Bedroom 2 benefits from a modern ensuite shower room comprising a large shower cubicle with a thermostatic shower unit, a wash basin with fitted storage below, a low level wc, and a heated towel rail. The family bathroom comprises a fully tiled suite, which includes a panelled bath with a thermostatic shower unit, a wash basin with fitted storage below, a low level wc, and a heated towel rail.

The gardens have been the subject to a high degree of care and attention during the present owners' tenure and would delight any keen gardener. Established hedging along the front boundary provides excellent privacy. A timber gate opens onto a paved path, which leads to the front door. There is a brick paviour driveway to the side, which will accommodate off road parking for two vehicles and provides access to the single garage. A path continues from the left of the driveway, which also leads to the front door. The front gardens are feture a small area of lawn which is surrounded by well stocked planted borders. The side and rear gardens have been laid with attrctive indian sandstone paving which is also surrounded by beautifully tended planted borders, and are complemented by a selection of pots and containers. Various seating areas have been positioned to enjoy the best of the sunshine and views towards Salcombe Hill and there is a useful garden shed tucked away to one corner.

A splendid property in excellent order. Early inspection recommended.

VIEWINGS By prior appointment with Redferns on 01395 512544

SERVICES We understand all mains services are connected.

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use checker.ofcom.org.uk

OUTGOINGS Council Tax Band E

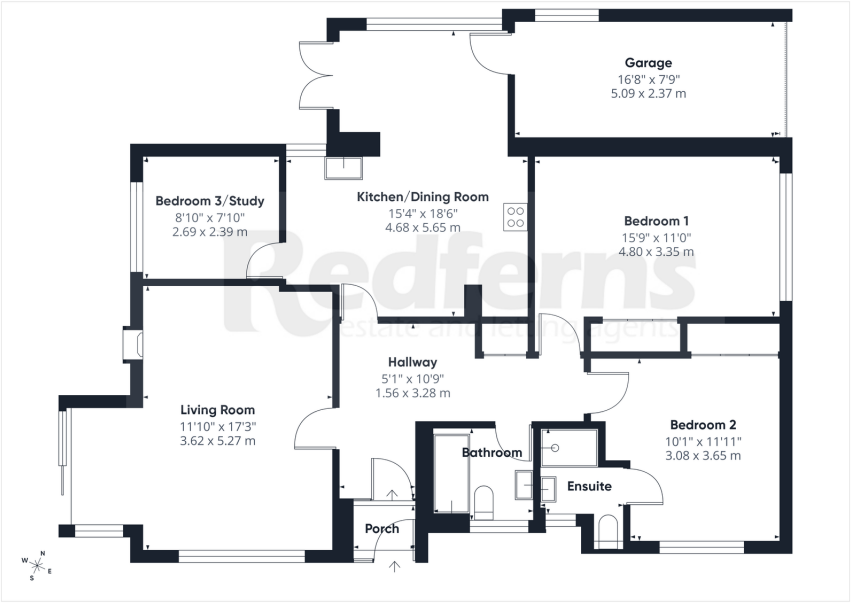






- Porch and Entrance Hallway
- Kitchen/Dining Room
- Bedroom 3/Study
- Garage and Driveway Parking
- Excellent Order Throughout
- Dual Aspect Living Room
- Two Large Double Bedrooms
- Family Bathroom and Ensuite Shower Room
- Beautifully Tended Surrounding Gardens
- Energy Rating C





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