



Malvern Road, Sidmouth, EX10 9EY

Guide Price £545,000

5 1 3



A large family sized home with excellent potential, offered with no onward chain. Early inspection is highly recommended.

This semi-detached residence has been extended at both ground and first floor level, to offer generously proportioned and versatile accommodation throughout. The property is located in a desirable position adjoining one of Sidmouth's most popular residential roads, and is situated within close walking distance of The Byes. In addition, Malvern Road lies approximately 3/4 of a mile from the town centre and a little further to The Esplanade.

The property has enormous potential as a long term family home. The previous owners carried out extensions to the property, and the current owners have already made changes to modernise the accommodation. The works that have taken place in recent months will almost certainly be appreciated by a new purchaser, which have enhanced the decorative standard throughout the property. The sale of the property is only and sadly due to a change of work circumstance meaning relocation away from the area.

The accommodation briefly comprises a glazed front door with glazed panels above and to either side, which opens onto a porch with a glazed timber door that opens onto the entrance hallway. The entrance hallway is a welcoming space with stairs rising towards the first floor and polished timber flooring that continues into the living room and dining room. The living room is a delightful reception space with a large southerly facing bay window overlooking the front gardens and obscured glazed double doors, with glazed panels to either side, that connect to the adjoining dining room. The dining room is another pleasant reception room, with a large open doorway that connects to the kitchen/breakfast room at the rear. The kitchen/breakfast room offers an extensive range of base and wall mounted units with an integral eye level double oven and a four ring gas hob. There is plenty of additional space for further appliances (including a utility cupboard at the rear of the kitchen). A large window overlooks the rear gardens, and a useful breakfast bar counter allows flexible dining and additional worksurface space. A ground floor cloakroom and rear lobby are also located to the rear of the kitchen. An inner hallway sits between the side of the kitchen and the rear of the entrance hallway, and connects to an additional reception room to the side of the property. This reception room enjoys a glazed surround overlooking the side and front gardens with views towards Salcombe Hill between the neighbouring properties.

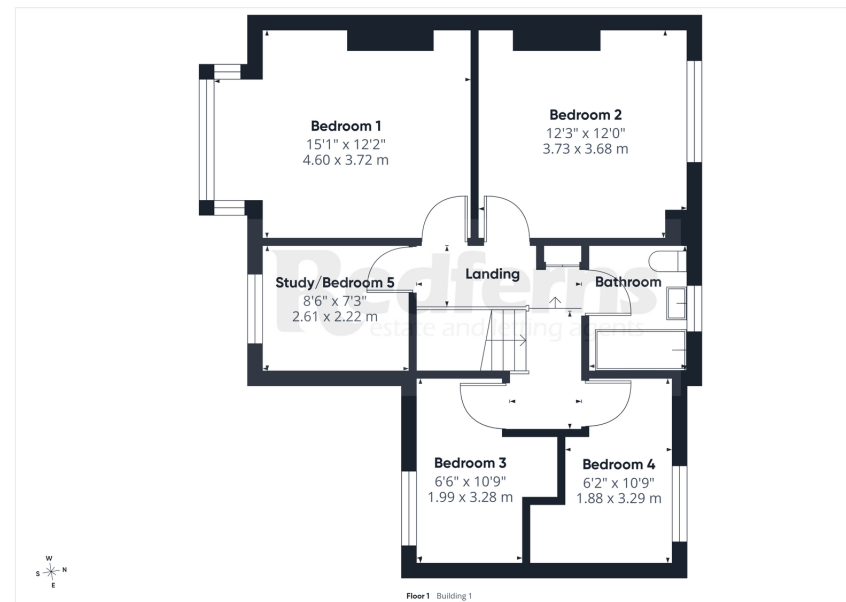
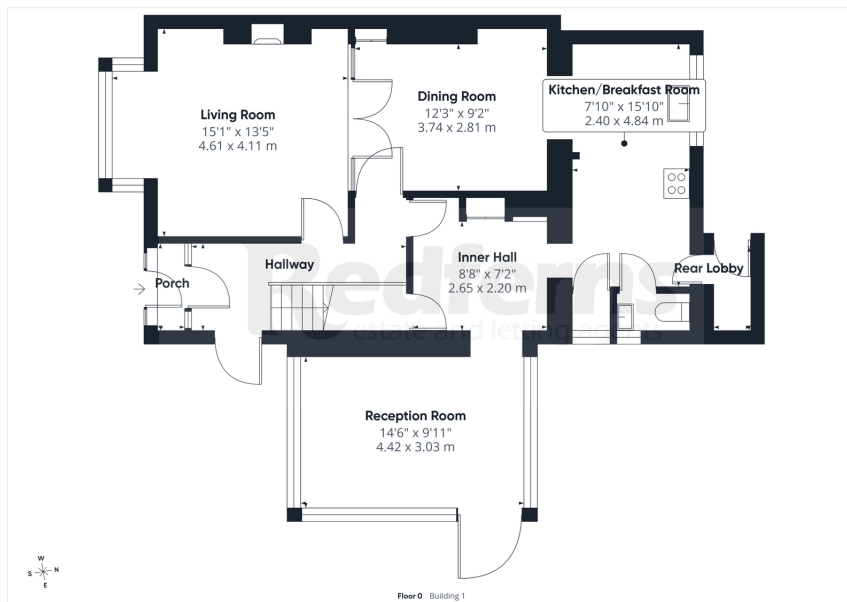
The first floor offers five bedrooms and a family bathroom. Bedrooms 1 and 2 are both generously sized double bedrooms overlooking the front and rear respectively. Bedroom 1 enjoys a southerly aspect with views towards Salcombe Hill in the east, and towards the town, from its large bay window. Bedrooms 3 and 4 are smaller double rooms, each with their own fitted storage. Bedroom 5 is a single bedroom, presently used as a study, that enjoys a similar aspect to bedroom 1. The family bathroom features a dated, but well maintained, fully tiled suite comprising a panelled bath, low level wc, wash basin with fitted storage below, and a heated towel rail.

The property enjoys a sizeable corner plot. A path bisects a level front lawn with planted borders to each side and leads towards the front door. The path connects to a side terrace, which lies on the eastern side of the property and connects towards the rear gardens and parking area at the side of the double garage. The double garage has two single up and over doors with pedestrian doors and windows to each side providing natural light and separate access to each side. A path from the back door passes alongside the rear of the garage to the rear gardens. A lawn, patio area with a greenhouse and useful garden shed lie to the rear.





- Porch and Entrance Hallway
- Kitchen/Breakfast Room
- Five First Floor Bedrooms
- Detached Double Garage and Off Road Parking
- No Onward Chain
- Three Ground Floor Reception Rooms
- Ground Floor Cloakroom and Utility Cupboard
- Family Bathroom
- Garden
- Energy Rating E



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