



HILLDOWN, 17 COTLANDS,  
SIDMOUTH, DEVON, EX10 8SP  
GUIDE PRICE £1,100,000

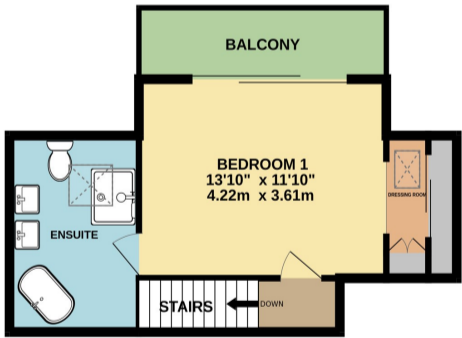


**Hall & Scott**  
ESTATE AGENTS

GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 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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Sales Offices at:  
Ottery St Mary EX11 1BY, Sidmouth EX10 8LB, Topsham EX3 0HF  
West Hill EX11 1TY, Woodbury EX5 1LP.  
Prominent Displays at: Exmouth, Lympstone & Whimple.

VIEWING  
By appointment via Hall & Scott  
Telephone: 01404 812000  
Email: ottery@hallandscott.co.uk

## PROPERTY

We are delighted to offer this four bedroom detached property located in the much favoured coastal town of Sidmouth.

The accommodation which is offered in excellent decorative condition and has the benefit of stunning views to the rear over Sidmouth to the coast beyond. The accommodation comprises: entrance porch, spacious entrance hallway with staircase rising to the first floor, a lovely kitchen/dining room fitted with a range of base units, worktop services, integrated double oven and induction hob, tiled flooring, picture patio window overlooking the rear garden, living room with electric fire with doors leading into the conservatory. There are also three bedrooms on the ground floor two with an en-suites, both with fully tiled walls and flooring, there is also a utility room and cloakroom. On the first floor is the master bedroom suite with dressing room and luxury en-suite bathroom with oval bath and separate shower. There are picture patio doors leading onto the balcony offering outstanding views over Sidmouth to the sea.

The property also has double glazed windows and gas central heating. Viewing is strongly recommended to fully appreciate this stunning home in such a lovely position.



## OUTSIDE

To the front of the property is a brick paved driveway offering parking for multiple vehicles, gravel flower beds with shrubs. Side pedestrian access to both sides which lead to the rear garden being a lovely feature of the property with large paved patio offering stunning views and steps down to a lawned garden, shed, well stocked with an abundance of plants and shrubs.



EPC RATING: TBC  
COUNCIL TAX BAND: F  
TENURE: FREEHOLD

**Health and Safety Statement**  
We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**  
Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

## DIRECTIONS

From the town Proceed along All Saints Road, at the roundabout take the first left and then first right into Cotmaton Road, at the giveaway proceed straight across continuing along Cotmaton Road, turn right into Cotlands and bear left, follow the road around and the property will be at the top on your right hand side.



## LOCATION

Sidmouth is an elegant Regency coastal town which is home to attractive beaches, stylish eating places and great shopping. Sitting in a valley between Peak Hill to the West and Salcombe Hill to the East, it is surrounded by the East Devon Area of Outstanding Natural Beauty and is on the Jurassic Coast, a World Heritage Site and the South West Coast Path.

Schools are plentiful and medical facilities are excellent with a surgery and small hospital in the town centre plus a new, modern health centre on the outskirts of town close to the popular Waitrose supermarket. Transport links are good with regular bus services to Exeter and Honiton with its rail links to London Waterloo. The Cathedral City of Exeter with its International Airport and access to the M5 is only 16 miles to the West.

