

Harrison-Lavers
& Potbury's

Harcombe Lane



£495,000 FREEHOLD

An attractive detached house of good proportion and with a good size garden situated on the rural outskirts of Sidmouth.



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Fairmead

14 Harcombe Lane

Sidmouth EX10 9QN

This good size three bedroom detached house built in the 1920's has a number of attractive period features, in particular Art Deco and Art Nouveau fireplaces. The kitchen and bathroom have high quality fittings and plumbing is in situ to aid the creation of an En Suite to the main bedroom. The house stands on a generous level plot with the rear garden affording a good degree of privacy.

Harcombe Lane is situated on the rural outskirts of Sidmouth yet is within walking distance of the amenities at Sidford which include a convenience store with Post Office, popular public houses, restaurant, as well as regular bus services to the surrounding area.

DIRECTIONS From our office on the High Street in Sidmouth proceed up the road and, at the roundabout, continue straight across passing the Radway Cinema on the left hand side. Follow Vicarage Road into Temple Street and onto Arcot Road and at Long Park Recreation Ground, bear right to join Sidford Road. At the end of the road, and at the crossroad junction, turn right onto Church Street and continue along the road over Packhorse Bridge. Shortly before The Blue Ball Public House, turn left into Harcombe Lane.

The accommodation with approximate dimensions comprises:

Period timber front door having leaded light and stained glass double glazed panel. uPVC double glazed matching side windows.

HALLWAY Herringbone parquet flooring. Two radiators. Turning staircase to the first floor. Picture rail.

Period timber panelled doors with period Deco handles to:

CLOAKROOM/WC Obscure glazed window to the side. A modern white suite comprising close coupled WC and hand basin. Radiator. Tiled flooring.

SITTING ROOM 3.9m x 3.8m (12'9 x 12'6) uPVC double glazed bay window to the front. Impressive cast iron fireplace with Art Nouveau decoration,

matching hearth and period timber surround. Radiator. Picture rail.

LIVING ROOM 4.7m x 6.2m maximum (15'6 x 20'3) into bay window. A triple aspect room with deep bay to the rear having uPVC double glazed windows and door. uPVC double glazed window and door to the side. Period timber window to the front. A striking polished metal fireplace with Art Deco decoration on a polished granite hearth and period timber surround. Three radiators. Picture rail.

CONSERVATORY 2.0m x 4.3m (6'6 x 14') Of uPVC double glazed construction on a brick base with pitched polycarbonate roof. Timber flooring. Radiator.

KITCHEN/DINING ROOM 3.2m narrowing to 2.7m x 6.2m maximum (10'6 narrowing to 9' x 20'3 maximum) A double aspect room with uPVC double glazed windows to the rear and side. An attractive kitchen fitted with a comprehensive range of bespoke maple units and drawers with integrated fridge, freezer and dishwasher. Stainless steel five ring gas hob with matching electric oven and microwave. High quality polished granite work surfaces have matching up stands and tiled splashbacks with a stainless steel sink unit. Stone tile flooring. Storage cupboard beneath the stairs. Radiator. Stripped timber panelled door to:

REAR LOBBY Doors to the front and rear. Door to the garage.

FIRST FLOOR

LANDING Access to the loft space via a drop down ladder. uPVC double glazed leaded light and stained glass window to the side. Period timber panelled doors to:

WALK-IN CUPBOARD Wall mounted gas combination boiler.

BEDROOM ONE 4.7m x 3.6m (15'6 x 11'9) A double aspect room with uPVC double glazed window to the front and side. Side aspect enjoys an outlook towards Muttersmoor. Radiator.

BEDROOM TWO 3.9m x 3.7m (12'9 x 12') A double aspect room with uPVC double glazed bay window to the front with a pleasant view to hillsides. Further window to the side. Radiator. Picture rail.

BEDROOM THREE 3.1m x 2.2m (10'3 x 7'3) uPVC double glazed window to the front. Radiator. Stripped floorboards. Picture rail.

BATHROOM uPVC obscure double glazed window to the rear with further smaller plain glazed window. A modern white Vado suite comprising large bath with chrome mains Monsoon shower over and fitted screen. WC and wash basin with storage cupboard and drawers. Chrome ladder style radiator. Tiled flooring. Tiled walls.

OUTSIDE To the front of the property, wrought iron gates open onto a gravel driveway providing off road parking for two cars and leading to a **SINGLE GARAGE**. There is also a level lawn garden. To the rear, paved patio adjoins the back of the house and extends to meet a good size level lawn garden, having mature borders and offering a good degree of privacy. There is also a **TIMBER GARDEN SHED**, ornamental pond, apple trees and a pathway to the front.

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

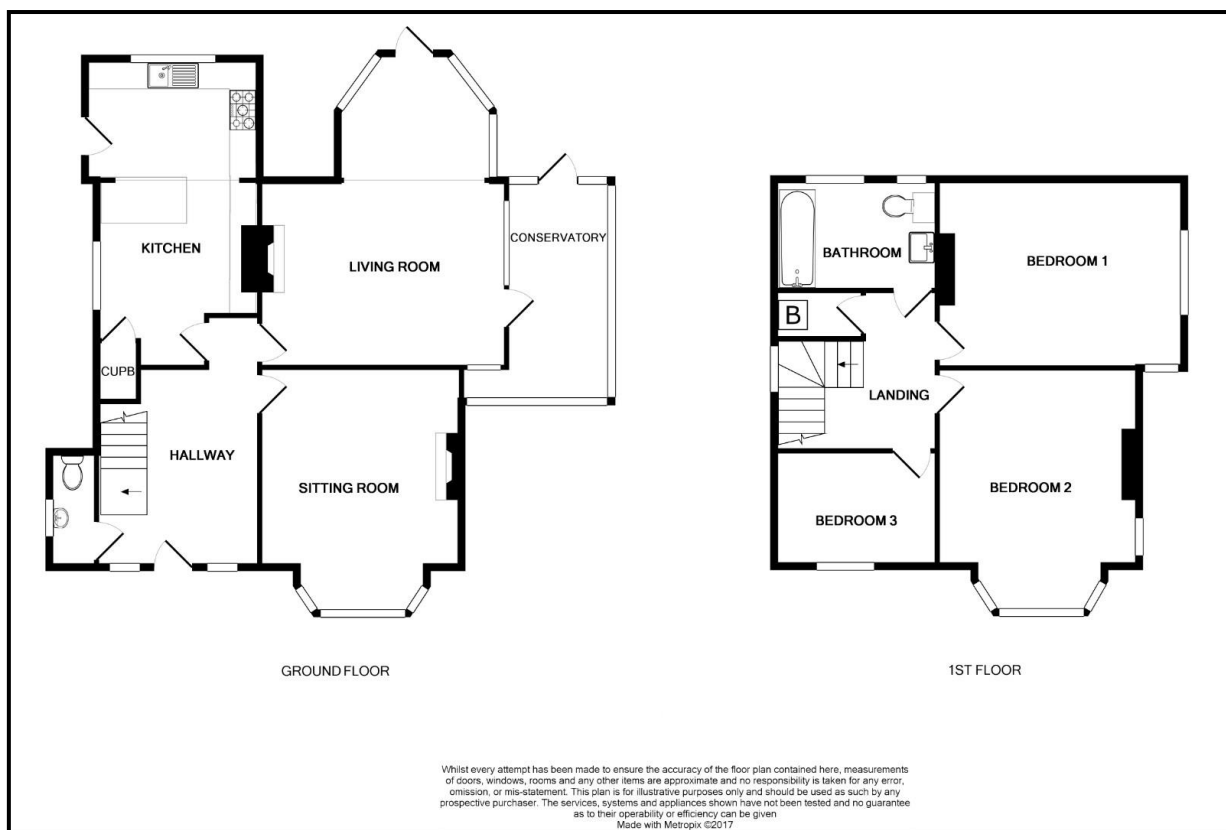
POSSESSION Vacant possession on completion.

REF: DHS01140

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