



6 Cedar Shade



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All Saints Road, Sidmouth, Devon, EX10 8EU

Sidmouth esplanade 0.5 miles; Waitrose 2.1 miles; Mainline station (Honiton) 9.3 miles; Exeter Airport/M5 (J30) 10.01

Attractive, three storey, Grade II listed townhouse which has a wealth of character, positioned in the desirable town of Sidmouth.

- 3/4 Bedrooms
- 2 en-suite Shower Rooms
- Bathroom
- Beautiful Conservatory
- Open plan Kitchen/Dining
- Town centre location
- Walking distance to beach
- Grade II listed

Guide Price £725,000

SITUATION

Positioned in this exclusive development of individual homes, the property is just a few minutes' level walk into the centre of the town, close to main facilities and the sea front at Sidmouth.

The stunning Regency town of Sidmouth is positioned part way along the rolling coastline of East Devon, noted for its long esplanade, beaches and beautiful public gardens. The town has a range of independent shops and amenities, including a cinema and a theatre. Its recreational facilities include a swimming pool, sailing, cricket, rugby, tennis, bowls and croquet clubs, and a popular golf course. Sidmouth is within the East Devon Area of Outstanding Natural Beauty and is on the spectacular Jurassic Coast, a designated World Heritage Site.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.



DESCRIPTION

This attractive, three storey, Grade II listed townhouse has a wealth of character and forms part of an early 19th century villa, a fine example of the late Georgian architecture common in Sidmouth. The house is part of an exclusive development of 10 properties with lovely stone walls, mature cedar trees, well-stocked and beautifully maintained communal gardens.

The property is approached by a private path from the communal drive where four parking spaces are reserved for visitors. At the front of the property is a sheltered sun terrace, ideal for alfresco dining. The front door leads into a hallway with WC and under stairs cupboard. A door to the rear of the property leads to an enclosed courtyard with side door access to the garage.

The spacious open plan kitchen/dining/living room has a large bay window that overlooks the sun terrace to the front, with views of Salcombe Hill. There is a large range of base and wall units with integrated dishwasher, double oven and gas hob, wine fridge and an additional oven/microwave with a warming plate under, along with space for a freestanding fridge freezer. A kitchen island provides further storage, as well as working space and a breakfast bar. The utility room has a range of cabinets, a sink and drainer and spaces for a washing machine and tumble dryer. A large airing cupboard houses the boiler and pressurised hot water cylinder.

A bright hallway with glazing to one side leads to an exceptionally beautiful and spacious late Georgian conservatory which has its own Grade II listing. This stunning room has stained-glass windows and lovely views of the communal gardens. The sash windows in the conservatory have been expertly refurbished this year by craftsmen.

The first floor bedroom benefits from a fitted wardrobe and recently renovated en-suite shower room, with views from the window seat towards Salcombe Hill. Also, on this floor is a large triple aspect room with a feature fireplace which has an electric vapour mist flame-effect fire. This room is currently used as a study but could easily be used as a sitting room or another bedroom.

The master bedroom is on the second floor and has lovely views over the countryside and towards the sea. This room has super built in wardrobes and an en-suite shower room. The other bedroom on this floor has similar views and is next to the family bathroom.

OUTSIDE

An electronic gate provides access to the communal drive which sweeps up and around to the single garage behind the property. The garage has an electronically operated door, storage shelving and an electric power supply.

SERVICES

All mains services connected. Gas central heating.

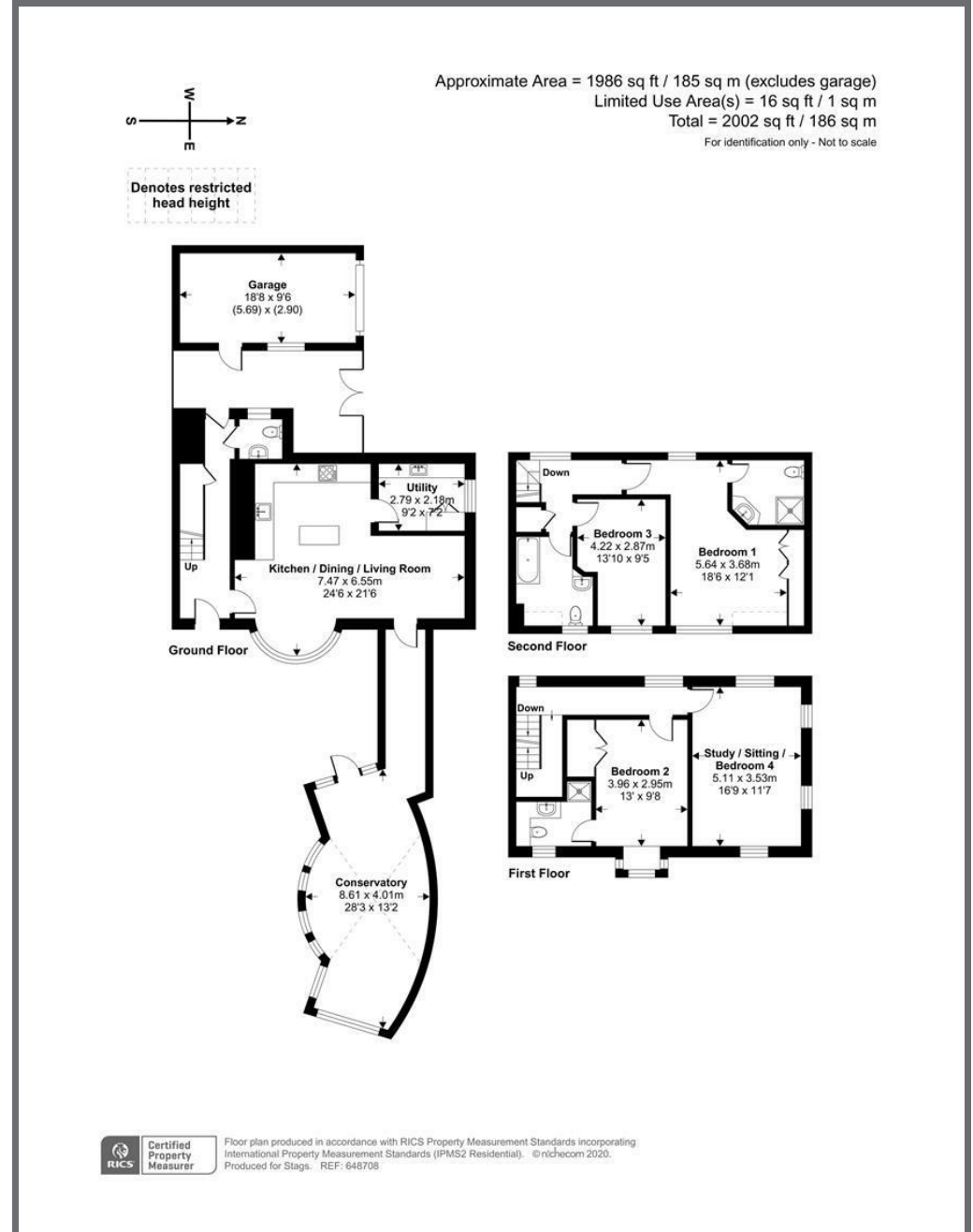
EPC Rating: D

DIRECTIONS

Take the A375 to the centre of Sidmouth. At the mini roundabout take the 2nd exit onto All Saints Road. Continue half way along this road where Cedar Shade can be found on your right-hand side.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	84

England & Wales EU Directive 2002/91/EC

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