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Mallards

Mallards, 9 Newlands Close, Sidmouth, Devon, EX10 9NW



Waitrose 0.8 miles; Sidmouth Beach Front 2 miles; Honiton 8 miles

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A well-presented detached home with lovely gardens situated in a popular seaside town enjoying delightful countryside views

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- 3-bedroom detached home
- Popular seaside town
- Excellent transport links
- Separate sitting room, kitchen and dining room
- Beautiful gardens
- Garage & Parking
- Easy access to local amenities

Guide Price £575,000



### SITUATION

Located in a quiet and peaceful residential area, this detached home is perfectly positioned for easy access into Sidmouth and Sidford whilst enjoying stunning countryside views and privacy. The delightful 'Byes', a riverside walk and parkland which leads to the town centre, is also located within easy reach.

Sidmouth, noted for its long esplanade, beaches and public gardens, has a range of quality shops and amenities, as well as recreational facilities including swimming pool, sailing club, cricket, tennis and croquet clubs, and a popular golf course. The popular coastal villages of Branscombe and Beer are located towards the east, whilst the coastline has been awarded international recognition as a World Heritage Site noted for its geological interest and dramatic cliffs and beaches. The popular village of Sidford is on the northern fringes of Sidmouth and offers a range of amenities, including pub, church and stores including a Waitrose, along with regular bus services. 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.

### ACCOMMODATION

Front door leads into a large and spacious entrance hall with stairs to first floor and useful cloakroom fitted with w/c and hand wash basin. The triple aspect sitting room is a generous size with large windows and patio doors overlooking the gardens allowing plentiful light to fill the room. Feature fireplace with attractive multi-fuel burner stove. The dining room has a lovely aspect overlooking the gardens with large patio doors creating a bright and spacious dining environment. The kitchen is well-fitted with a comprehensive range of base and wall units complete with polished

granite worksurfaces and a large larder.

Appliances include a Rangemaster cooker with induction hob and extractor above and an integrated dishwasher. The utility room offers room for a fridge and freezer together with plumbing for a washing machine and tumble drier. A door leads to the side of the property.

To the first floor via a delightful staircase and landing are 3 double bedrooms and a family bathroom. The triple aspect principle bedroom is a fantastic size with delightful countryside views. There is scope to extend above the storage room to create an en-suite shower room, subject to the necessary consents. The fully tiled family bathroom is well fitted with w/c, hand wash basin, bath and separate shower cubicle. There is also further scope to convert the loft space to create a 4th bedroom with en-suite, subject to the necessary consents.

### OUTSIDE

Approached via an iron wrought gate onto a drive with access to the extended garage. The garage is connected with light, power and automatic door. The front lawn with mature hedging and shrubs. The beautiful rear garden has been extremely well kept with a fantastic elevated patio area providing the perfect spot for outdoor relaxation and al fresco dining. The rest of the garden is mostly laid to lawn with established flower beds, mature shrubs and hedging.

### SERVICES

All mains services. Gas fired central heating.

### DIRECTIONS

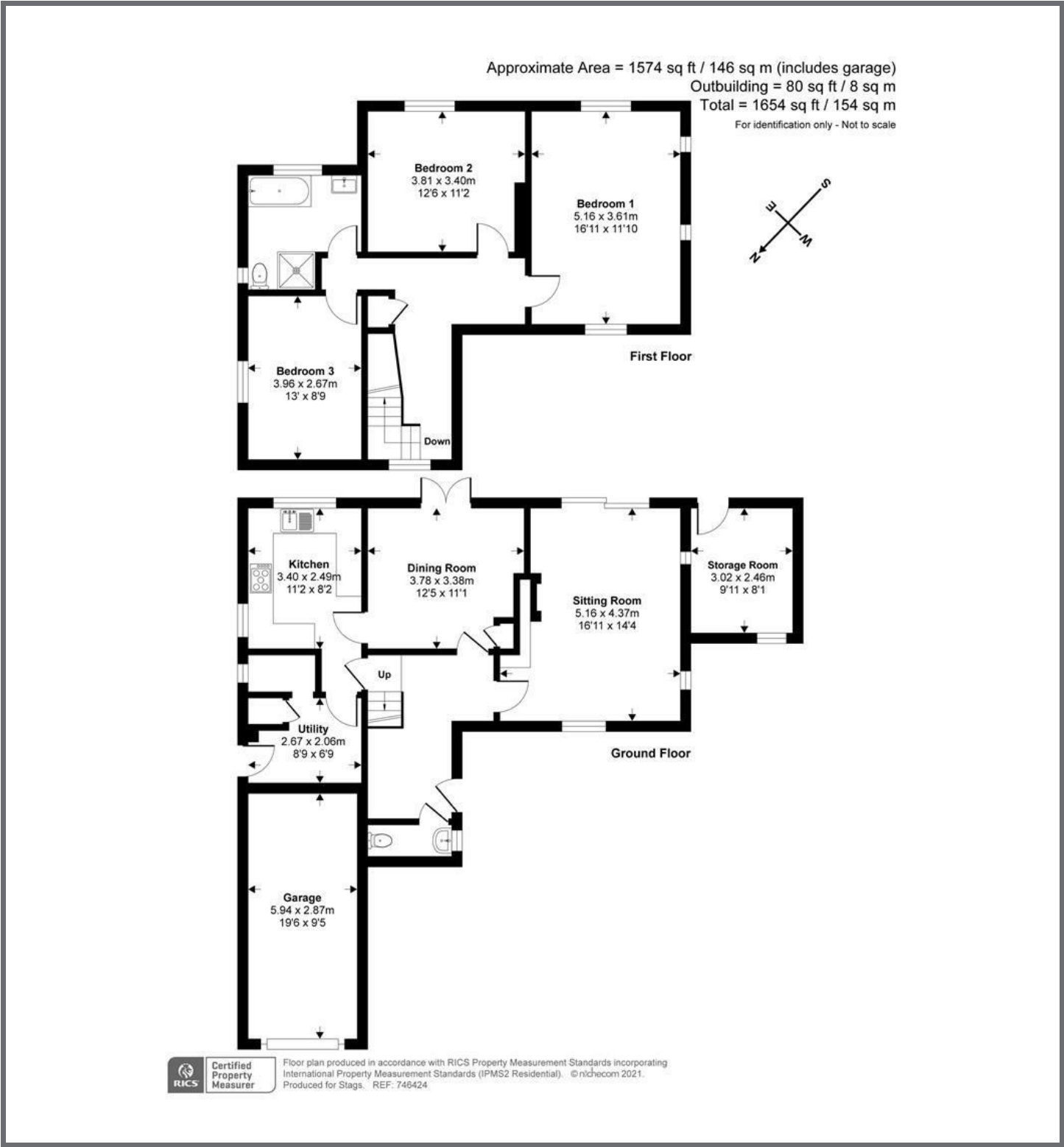
From the centre of Sidmouth leave the town via Vicarage Road and at Exeter Cross bear right to join Sidford Road. Follow this road for around half a mile, turning left into Newlands Road and then taking the next left into Newlands Close. The property will then be found on the crescent opposite the green.







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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		79
(69-80) C	68	
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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