



33, Upper Highfield



# 33, Upper Highfield

, Sidmouth, EX10 8XB

Sea Front: 1.1 miles Honiton: 9 miles Exeter: 15.5 miles

This beautifully presented detached home offers spacious and flexible living, featuring an open-plan design with stunning bifold doors that showcase breath-taking views over Sidmouth. With four well-proportioned bedrooms, a stylish kitchen, and a generous conservatory, it perfectly blends modern comfort with practicality.

- Close to town centre
- Detached
- Driveway parking
- Garden
- Four bedrooms
- Open planned living
- Freehold
- Council Tax Band C

Guide Price £465,000

## SITUATION

Upper Highfield enjoys a superb elevated position, perfectly situated just a short distance from the heart of Sidmouth.

This stunning Regency town, nestled along East Devon's rolling coastline, is renowned for its long esplanade, beautiful beaches, and picturesque public gardens. Sidmouth offers a charming selection of independent shops and essential amenities, including a cinema and a theatre. For those who enjoy an active lifestyle, the town boasts excellent recreational facilities, including a swimming pool, sailing, cricket, rugby, tennis, bowls, and croquet clubs, as well as a highly regarded golf course.

Surrounded by the breathtaking landscapes of the East Devon Area of Outstanding Natural Beauty, Sidmouth also lies along the Jurassic Coast, a UNESCO World Heritage Site celebrated for its dramatic cliffs and geological significance.

For those needing easy access to city amenities, Exeter is within a convenient commuting distance to the west. This vibrant cathedral city offers an extensive range of facilities, as well as excellent rail links via the Paddington and Waterloo lines. Exeter also provides easy access to the M5 at Junction 30 and is home to Exeter International Airport, ensuring excellent connectivity.



## DESCRIPTION

Situated at the end of a peaceful cul-de-sac, this spacious detached family home is beautifully presented and offers flexible living accommodation throughout. Recently improved to enhance modern, open-plan living, the property features stunning bifold doors that open onto the garden, providing breath-taking views over Sidmouth. The replacement construction of the original bungalow is timber-framed with an external render finish, designed and completed in 2014 with building regs, the brick former garage was converted into a bedroom and there is a conservatory with dwarf brick walls.

The welcoming entrance porch leads into a spacious hallway, with rooms branching off. The home comprises four well-proportioned bedrooms, including a main bedroom with an en-suite bathroom, as well as a stylish family bathroom. A practical utility room adds convenience.

At the heart of the home is a stunning open-plan living space, designed for modern family life. The contemporary kitchen boasts a variety of cupboards, a large island, and ample space for both dining and relaxation. Expansive bifold doors flood the space with natural light and open onto the beautifully maintained garden. Additionally, a generous conservatory provides further versatile living space.

This exceptional home seamlessly blends comfort, style, and practicality, making it an ideal choice for family living.

## OUTSIDE

The property benefits from two off-road parking spaces at the front, complemented by a large raised bed filled with shrubs and attractive landscaping. The beautifully designed, level garden features a combination of artificial grass and raised sleeper flower beds, creating a low-maintenance yet stylish outdoor space. A pathway leads to the front of the property, while two thoughtfully positioned terraces provide the perfect spots to relax and take in the stunning views across the town.

## SERVICES

All mains services are connected.

Standard, superfast and ultra fast broadband available. As well as o2, EE and Vodafone mobile phone signal (Ofcom).

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.

## DIRECTIONS

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Glen Garri, 33, Upper Highfield, Sidmouth, EX10 8XB

**Ground Floor**

Total Area: 114.9 m<sup>2</sup> ... 1237 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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