



Overthorpe



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Cliff Road, Sidmouth, Devon, EX10 8JN

Honiton station 9.7 miles; Exeter International Airport 10.2 miles; Exeter St David's Station 15.8 miles;

## Coastal home with large gardens and stunning sea views

- Three bedrooms
- Large gardens
- Stunning sea views
- Two reception rooms
- Family bathroom
- Separate W/C
- Garage and parking
- No onward chain
- Freehold
- Council Tax Band G

Guide Price £525,000

### AGENT'S NOTE

Please note that Cliff Road is affected by cliff erosion. Search 'Sidmouth Beach Management Plan' for further information or call the agents.

### SITUATION

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 cathedral city of Exeter is easily accessible by car or bus and offers a comprehensive range of services, shopping and cultural amenities.



## DESCRIPTION

Believed to date back to 1930s, the property is situated along Cliff Road and enjoys the most extraordinary sea views. Extending to over 1300 sq ft, the accommodation is in need of modernisation with huge potential to be transformed into a stunning seaside home. Subject to necessary consents, one could extend and re-configure the property to enhance the views and bring the property up to modern day standards.

## ACCOMMODATION

On the ground floor the property comprises; spacious entrance hall with stairs rising and storage cupboard. Large double aspect sitting room with patio doors, separate dining room and kitchen. The kitchen is fitted with a range of base and wall units with space for cooker, fridge/freezer and dishwasher. Above the cooker is an extractor fan. There is space for a breakfast table and chairs.

To the first floor there are two double bedrooms, a single bedroom, family bathroom and separate w/c.

## OUTSIDE

There are stunning sea views from all areas of the garden, mainly laid to lawn with shrub and flower borders. There is a private drive off Cliff Road with space for several vehicles before the attached single garage. Through a five-bar wooden gate there is a large garden shed.

## SERVICES

All mains services connected. Gas fired central heating.



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

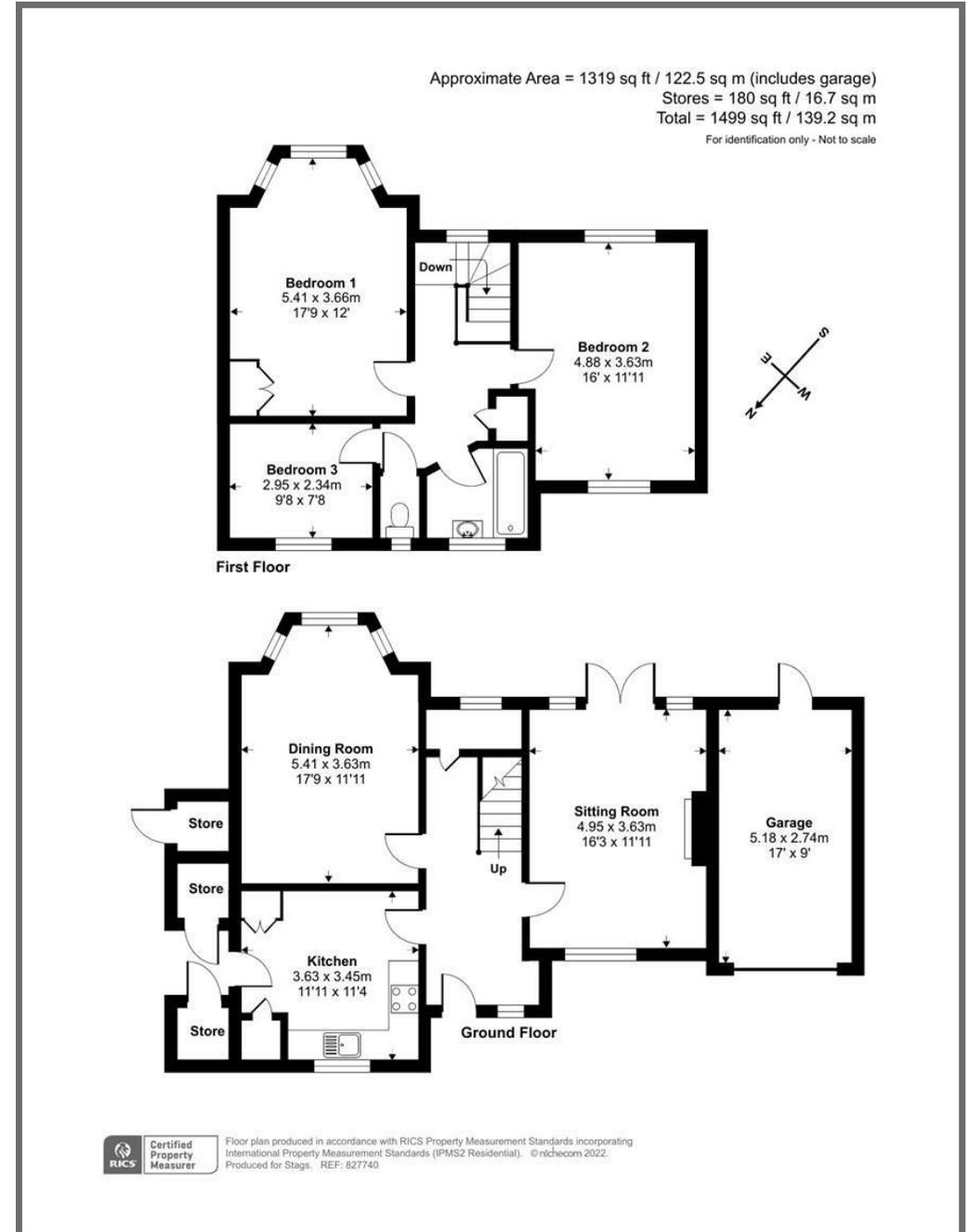


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	80
England & Wales		EU Directive 2002/91/EC	

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