



Forge Cottage Fore Street



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, Sidbury, EX10 0SD

What3Words: ///splits.consoled.arch

A beautifully presented double fronted cottage with garage and parking

- Three Bedrooms
- Kitchen
- Garage and Parking
- Freehold
- Three Reception Rooms
- Shower Room
- Lovely Cottage Garden
- Council Tax Band D

Guide Price £465,000

SITUATION: Sidbury offers a range of everyday amenities including a newsagent, butcher, primary school, traditional pub, village church and village hall, creating a strong sense of community within this attractive rural village. A short drive to the south lies the elegant Regency seaside town of Sidmouth, set along the renowned Jurassic Coast.

DESCRIPTION: This stone built cottage under a slate roof was built circa 1700's. The front door opens into the sitting room, featuring a brick-built fireplace with a gas stove, which in turn leads through to the dining room. There is also a further sitting room/snug. The kitchen is fitted with a range of cupboards, space for appliances and provides access to the rear garden. On the first floor there are three bedrooms, together with a shower room and separate WC.

OUTSIDE: A driveway to the side of the property provides access to the garage with access to storage above. Double gates open onto a paved patio area with a covered veranda, enjoying an easterly aspect. The garden is approximately 100ft and laid mainly to lawn with established shrub and flower borders, together with a useful store/shed. A summerhouse provides an ideal space for outdoor relaxation or a potential home office. At the far end of the garden there is a greenhouse and vegetable plot, ideal for keen gardeners.

SERVICES: Mains water, mains electricity, mains water and mains drainage. Gas fired central heating. Standard and Superfast broadband available, mobile signal good outdoors (Ofcom)





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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