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Flat 4, Glen Court





### SITUATION

On the west of this popular East Devon Regency town, Glen Court is located in possibly one of its most sought-after residential areas. Situated close by to the foothills of the National Trust's Peak Hill, this area is known for its wonderful walks, enjoying the nearby Muttersmoor Plantation and Delderfield Community Nature Reserve. Sidmouth Golf Club and Connaught Gardens are both a short walk away.

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

This superbly presented ground floor apartment is located in one of the most prestigious roads in the sought after western side of the town. The spacious accommodation enjoys quality fitted kitchen and bathroom suites. Further benefits include garage and private front and rear gardens.

### ACCOMMODATION

In detail the accommodation comprises; covered porch leading through to an entrance vestibule before the spacious entrance hall. Quality fitted kitchen with a matching range of soft close wall and base units with granite effect roll top work surfaces over with matching splash backs, inset stainless steel one and a half bowl single drainer sink unit with mixer tap over, integrated eye level double oven and grill, inset induction hob and concealed cooker hood over, integrated fridge and freezer, integrated washer dryer. Cupboard housing wall mounted Worcester gas combination boiler, uPVC

double glazed window overlooking front terrace with a pleasant outlook towards the Glen. The sitting / dining room is an "L" shape, triple aspect with uPVC double glazed windows to front and side aspect with uPVC double glazed sliding doors opening to the private rear garden. Regency style fireplace within set gas coal effect fire. Family bathroom is fitted with a four piece white suite comprising panelled bath with tiled splash backs, walk in tiled shower cubicle with mains shower and glazed door, low level WC and pedestal wash hand basin with tiled splash backs. Ladder radiator, uPVC double glazed window to the front. There are two double bedrooms both of which benefitting from built in wardrobes and the master bedroom benefitting from an en-suite w/c.

### OUTSIDE

A sweeping driveway leads through attractive communal gardens rising to the property entrance and continues to a complex of garages with No.4 having the largest with up and over door, uPVC double glazed side door and shelving unit.

To the front of the property is a paved sun terrace with a range of attractive shrub and plants surrounding the area. A gate leads to the private rear garden which is primarily laid to lawn, with a paved patio area ideal for al fresco dining and outdoor relaxation. The garden is fully enclosed with fence panels to both sides and a range of mature shrubs and trees to the rear.

### SERVICES

All mains services connected.

### DIRECTIONS

From the M5 junction 30 follow the signposts to Sidmouth on the A3052. After approximately 9 miles, opposite The Bowd Inn, turn right onto the B3176 (Sidmouth). After approximately 2 miles, taking the 2nd exit at the mini roundabout, then immediately turn right onto Cotmaton Road (following signs to the Golf Course). At the crossroads turn left and bare right immediately into Glen Court. Turn right again where the property can be found on the right.

Sidmouth Sea Front 500 yards; Honiton 9.6 miles; Exeter 14 miles;

A superbly presented ground floor apartment with garage and private front and rear gardens

- Good condition throughout
- Two double bedrooms
- Two bathrooms
- Open plan sitting / dining room
- Sought after residential area
- Nearby amenities
- Private gardens
- Detached garage
- Freehold
- Council tax band E

Guide Price £400,000



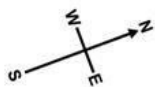




Flat 4, Glen Court, Glen Road, Sidmouth, Devon, EX10 8RW

Approximate Area = 908 sq ft / 84.4 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 886452.

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			
(69-80) C		69	75
(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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