

John  
Wood  
& Co



Hillside, Branscombe, Devon

£490,000 Freehold

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## PROPERTY DESCRIPTION

A spacious and beautifully presented four bedrooned semi-detached house, in an idyllic quiet setting, with the benefit of an en-suite shower room, an excellent sized basement, ample onsite parking and a delightfully large terraced rear garden.

The recently redecorated and improved accommodation briefly comprises; on the ground floor, entrance hall, living room with a log burner and attractive views, dining room with doors to the garden, a stylishly fitted kitchen and access to a useful good sized cellar, which can also be accessed externally. The first floor comprises; four bedrooms with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom.

Outside, there is parking for four vehicles, with steps giving access to the property. There is a feature pond to the front and an excellent sized terraced garden to the rear with pleasing views and offering an ideal setting for outside entertaining and al fresco dining.

## FEATURES

- Four Bedrooms
- En-Suite Shower Room
- Semi-Detached Family Home
- Good Sized Cellar
- Stylishly Fitted Kitchen
- Living Room with Log Burner
- Separate Dining Room
- Delightful Terraced Rear Garden
- Pleasing Views
- Beautifully Presented Throughout





## ROOM DESCRIPTIONS

### **The Property:** -

The property is approached over an excellent sized tarmac parking area, with steps that lead up to the property. To the front, there is a gravelled garden with a feature pond. The path leads through a pedestrian timber gate, which gives access to the front door and the entrance porch and the terraced rear garden.

### **Ground Floor**

The entrance porch leads through to a good sized entrance hall, where there are stairs to the first floor, a door giving access to the living room, an archway giving access to the kitchen and a door under the stairs which leads down to the excellent sized basement.

### **Living Room**

Large picture window to front giving attractive views. Log burner. Radiator. Archway through to: -

### **Dining Room**

Dual aspect, with window to rear and patio door to side giving access to the garden. Radiator. Archway through to: -

### **Kitchen**

Large picture window to rear giving garden views. Archway back to entrance hall. The kitchen has been stylishly fitted to three sides, with a range of wall and base cupboards. To one side, there is an L shaped run of work surface with inset one and a half bowl stainless steel sink and drainer with mixer tap, with cupboards beneath including built in dish washer and built in washing machine. Inset four ring induction hob with drawers beneath and extraction above.

On the other side, there is a stylishly fitted full height unit which incorporates the built in double oven and grill, together with a fridge freezer.

### **First Floor Landing**

Window to front. Hatch to roof space, which is insulated.

Doors off to: -

### **Bedroom One**

Dual aspect, with windows to the rear and side, both giving attractive views of the garden and the hills surrounding Branscombe. Radiator. Second hatch to roof space. Door to: -

### **En-Suite Shower Room**

Stylishly fitted white suite, comprising, vanity style wash hand basin with chrome mixer tap, with drawers beneath, and built in WC alongside. Corner shower cubicle with sliding curved doors, fitted with a Mira electric shower. Chrome ladder style heated towel rail.

### **Bedroom Two**

Window to front with attractive views. Radiator.

### **Bedroom Three**

Window to rear giving attractive garden view. Radiator.

### **Bedroom Four/ Study**

Window to front giving attractive views. Radiator. Door to storage cupboard, which houses the Worcester boiler for central heating and hot water (powered by LPG (Liquefied Petroleum Gas) bottled gas).

### **Family Bathroom**

Stylishly fitted white suite, comprising; vanity style wash hand basin with chrome mixer tap, and drawers beneath, close coupled WC, panel bath with glazed shower screen. Wall mounted electric mirror. Chrome ladder heated style towel rail.

### **Terraced Rear Garden**

The enclosed rear garden can be accessed from the side path or from the patio door in the dining room and has been attractively landscaped, with areas of decking, lawn and patio. The excellent sized and lengthy garden also benefits from a shed and attractive views.

The rear garden offers a truly delightful and quiet setting for al fresco dining and outside entertaining.

### **Council Tax**

East Devon District Council; Tax Band B - Payable for the 01/04/2025 to 31/03/2026 financial year is £1,867.32

### **Branscombe**

The charming village of Branscombe is nestled on the UNESCO World Heritage site of the Jurassic Coast, between Sidmouth to the west and Lyme Regis to the east and within East Devon's Area of Outstanding Natural Beauty. The area is mostly owned by the National Trust and is set in a beautiful valley meandering down to the sea. The village is arranged in two settlements, one close to the famous Mason's Arms Inn and the other at the upper end, near the parish church. The wide expanse of pebbly beach is backed by magnificent cliffs with coastal paths to Beer and Sidmouth. The village offers two pubs, a primary school, a parish church, village hall and an old forge. The seaside town of Seaton is located 5 miles east which has an abundance of public gardens, popular attractions, and traffic free shopping with a range of shops, supermarkets and independent retailers. The market town of Honiton, with its main rail link to London Waterloo, is 9 miles inland and the Cathedral City of Exeter is about 25 miles further west. The M5 motorway is easily accessible at Exeter and Taunton.

### **Local Schooling**

Seaton Primary is Ofsted Outstanding, and is one of the few schools in East Devon which has a swimming pool; and the highly renowned and Ofsted Outstanding Colyton Grammar School is also in close proximity, nearby in Colyford.

### **Disclaimer**

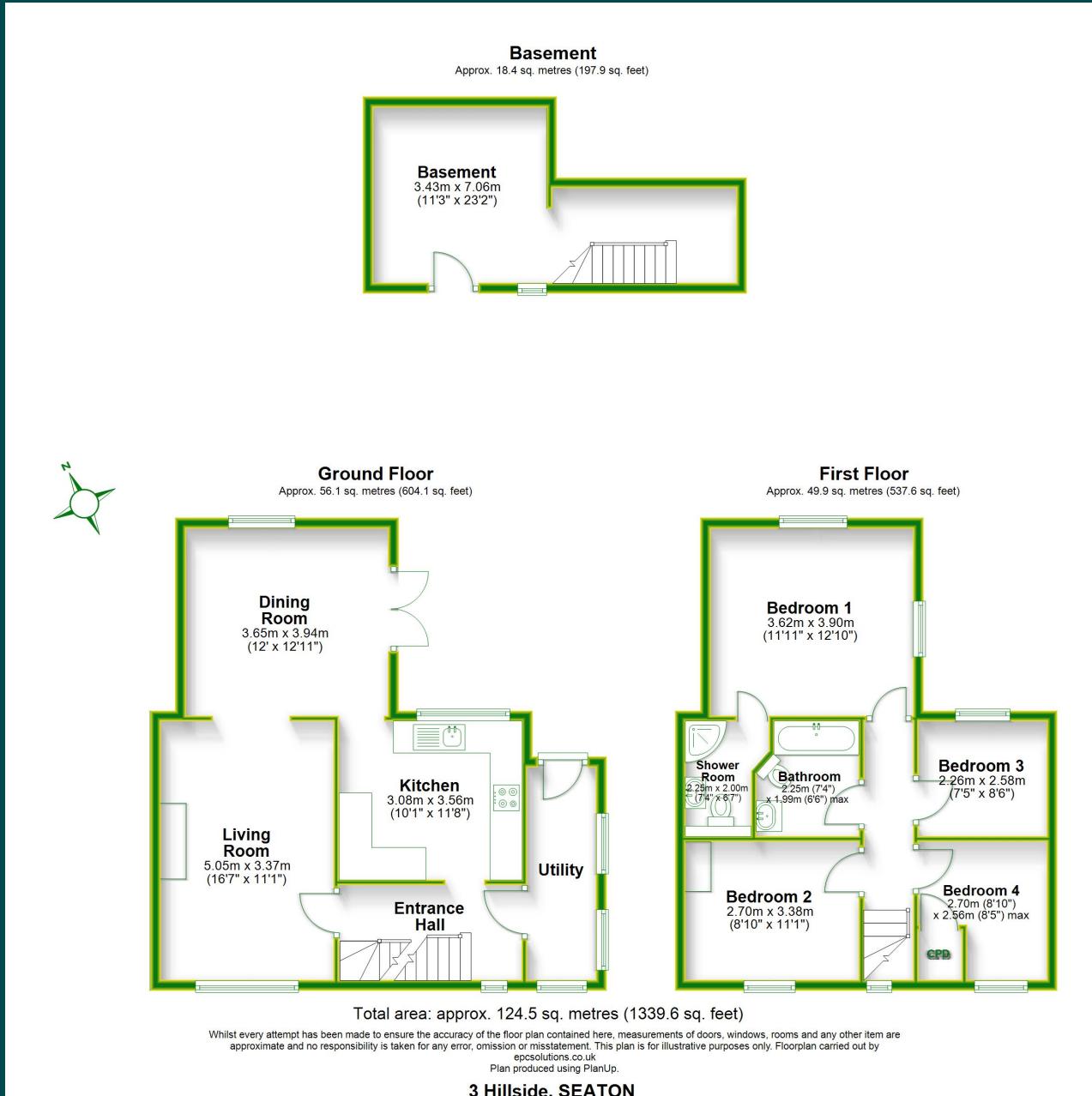
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All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	<b>A</b>		
(81-91)	<b>B</b>		
(65-80)	<b>C</b>		61
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	41	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			