



**LINFORD  
BROADWAY  
SIDMOUTH  
DEVON  
EX10 8XH**



**£950,000 FREEHOLD**



**An opportunity to acquire a fabulous detached chalet style house situated within this highly sought after residential location convenient to local amenities and Sidmouth town centre. Light and spacious versatile living accommodation recently redecorated and carpeted throughout. Four bedrooms. Ensuites to both master and guest bedrooms. Family bathroom. Reception hall. Cloakroom. Lounge. Sitting room. Separate dining room. Kitchen/breakfast room. Utility room. Conservatory/sun lounge. Private driveway providing ample parking. Garage. Good size enclosed mature rear garden enjoying southerly aspect. Pleasant outlook and views over neighbouring area and beyond. No onward chain. A stunning property. Viewing highly recommended.**

## **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Covered entrance with courtesy light. Obscure lead effect uPVC double glazed front door, with matching side panel, leads to:

### **RECEPTION HALL**

Oak wood flooring. Stairs rising to first floor. Radiator. Smoke alarm. Telephone point. Cloak/storage cupboard with fitted shelving and hanging rail. Airing cupboard, with fitted shelving, housing hot water tank. Obscure glass panelled double opening doors lead to:

### **LOUNGE**

16'4" (4.98m) x 14'8" (4.47m). Two radiators. Two wall light points. Telephone point. Two large uPVC double glazed windows and double opening doors providing access and outlook to rear garden. Double glazed panelled doors to dining room. Large square opening to:

### **SITTING ROOM**

14'8" (4.47m) x 13'4" (4.06m). Radiator. Two wall light points. Exposed brick fireplace with raised hearth and wood burning stove effect gas fire (not connected). Television aerial point. Large uPVC double glazed window to rear aspect with outlook over rear garden.

From reception hall, obscure glass panelled door leads to:

### **KITCHEN/BREAKFAST ROOM**

17'2" (5.23m) x 12'0" (3.66m). Fitted with a range of oak fronted base, drawer and eye level cupboards with concealed lighting. Roll edge work surfaces with tiled splashbacks. 1½ bowl sink unit with single drainer and modern style mixer tap. Fitted range cooker with stainless steel splashback and double width filter/extractor hood over. Integrated dishwasher. Space for upright fridge freezer. Radiator. Deep storage cupboard. Space for table and chairs. Tiled floor. Wood effect tiled floor. Lead effect uPVC double glazed window to front aspect. Glass panelled door leads to:

### **DINING ROOM**

10'0" (3.05m) x 10'0" (3.05m). Radiator. Two wall light points. Window to side aspect. uPVC double glazed window to rear aspect with outlook over rear garden.

From kitchen/breakfast room, glass panelled bi-folding doors lead to:

### **CONSERVATORY/SUN LOUNGE**

17'2" (5.23m) max x 10'4" (3.15m). Dwarf wall. Pitched polycarbonate roof. Tiled floor. Two radiators. Power and light. Television aerial point. uPVC double glazed windows and double opening doors providing access and outlook to rear garden.

From kitchen/breakfast room, door to:

### **SIDE LOBBY**

Tiled floor. Steps providing access to garage. Glass panelled door leads to:

### **UTILITY ROOM**

6'2" (1.88m) x 5'8" (1.73m). Single drainer sink unit set within roll edge work surface with tiled splashback. Two eye level cupboards. Tiled floor. Larder cupboard. Radiator. Plumbing and space for washing machine. Further appliance space. Wall mounted boiler serving central heating and hot water supply. uPVC double glazed window to side aspect.

From reception hall, door to:

### **CLOAKROOM**

A matching white suite comprising low level WC. Wash hand basin with tiled splashback. Tiled floor. Radiator. Part tiled walls. Obscure lead effect uPVC double glazed window to front aspect.

From reception hall, door to:

### **BEDROOM 2**

15'0" (4.57m) x 12'0" (3.66m) excluding wardrobe space. Radiator. Television aerial point. Lead effect uPVC double glazed window to front aspect. Double opening doors lead to:

### **WALK IN DRESSING ROOM**

Hanging rails and fitted shelving. Electric light. Radiator.

From bedroom 2, door to:

### **ENSUITE BATHROOM**

11'0" (3.35m) x 8'6" (2.59m) max. A spacious ensuite bathroom comprising corner panelled bath. Low level WC. Wash hand basin. Tiled shower enclosure. Half height tiled wall surround. Radiator. Extractor fan. Lead effect obscure uPVC double glazed window to front aspect.

### **FIRST FLOOR LANDING**

A light and spacious landing. Part sloped ceiling. Radiator. Wall light point. uPVC double glazed window to rear aspect with pleasant outlook over rear garden. Door to:

### **BEDROOM 1**

22'2" (6.76m) max into wardrobe space x 18'8" (5.69m) max reducing to 13'8" (4.17m). Again a fabulous light and spacious room with two deep built in double wardrobes with hanging rails and fitted shelving. Television aerial point. Two radiators. Access to roof void. Two wall light points. Telephone point. uPVC double glazed window to rear aspect again with pleasant outlook over rear garden. Lead effect uPVC double glazed window to front aspect. Door to:

### **ENSUITE SHOWER ROOM**

Comprising tiled shower enclosure with fitted electric shower unit. Low level WC. Bidet. Wash hand basin. Radiator. Tiled wall surround. Extractor fan.

From first floor landing, door to:

### **BEDROOM 3**

13'6" (4.11m) x 12'2" (3.71m). Radiator. Television aerial point. Wall light point. Lead effect uPVC double glazed window to front aspect. Lead effect uPVC double glazed window to side aspect with pleasant outlook over neighbouring area and countryside beyond. uPVC double glazed window to rear aspect with outlook over rear garden.

From first floor landing, door to:

### **BEDROOM 4**

8'6" (2.59m) excluding wardrobe space x 7'10" (2.39m). Radiator. Built in wardrobe with fitted shelving. Access point to eaves/storage space. Lead effect uPVC double glazed window to front aspect.

From first floor landing, door to:

### **BATHROOM**

A matching suite comprising panelled bath with mixer tap including shower attachment, folding glass shower screen and tiled splashback. Low level WC. Wash hand basin with tiled splashback. Radiator. Lead effect uPVC double glazed window to front aspect.

### **OUTSIDE**

The property is approached via a pillared entrance leading to a private driveway providing parking. Steps lead to front door, with courtesy light. The front garden is well established stocked with a variety of maturing shrubs, plants and flowers.

### **GARAGE**

17'0" (5.18m) x 8'10" (2.69m). Up and over door providing vehicle access. Power and light. Range of storage cupboards. Gas meter. Electric meter. Electric consumer unit. Lead effect obscure uPVC double glazed door to side elevation.

To the left side elevation is a gate and wide paved pathway leading to the rear garden, which is a particular feature of the property, enjoying a southerly aspect whilst consisting of an attractive paved patio arranged over four levels with outside lighting and water tap. Good size neat section of lawned garden with surrounding shrub beds well stocked with a variety of maturing shrubs, plants, trees and bushes. To the lower end of the garden is a concealed timber shed. The rear garden is enclosed to all sides and enjoys a high degree of privacy.

**TENURE**  
FREEHOLD

**MATERIAL INFORMATION**

Construction Type: Brick  
 Mains: - Water, drainage, electric, gas  
 Heating: Gas central heating  
 Mobile: Indoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
 Mobile: Outdoors – Current data from Ofcom website: <https://www.ofcom.org.uk/mobile-coverage-checker>  
 Broadband: Current data from Ofcom website: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
 Flood Risk: Current data can be found on the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>  
 Mining: No risk from mining  
 Council Tax: Band G (East Devon)

**DIRECTIONS**

From Exeter (J30 M5 motorway) continue to Clyst St Mary roundabout and take the 2<sup>nd</sup> exit left (Sidmouth Road). Continue on this road until reaching Newton Poppleford, bear left at the roundabout and again continue ahead following the signs for Sidmouth. Turn right by the Bowd Inn public house and stay on this road for approximately a mile and a half and Broadway will be found on the right hand side. Continue along this road and the property in question will be found a short way along on the left hand side.

**VIEWING**

Strictly by appointment with the Vendors Agents.

**AGENTS NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more checks into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

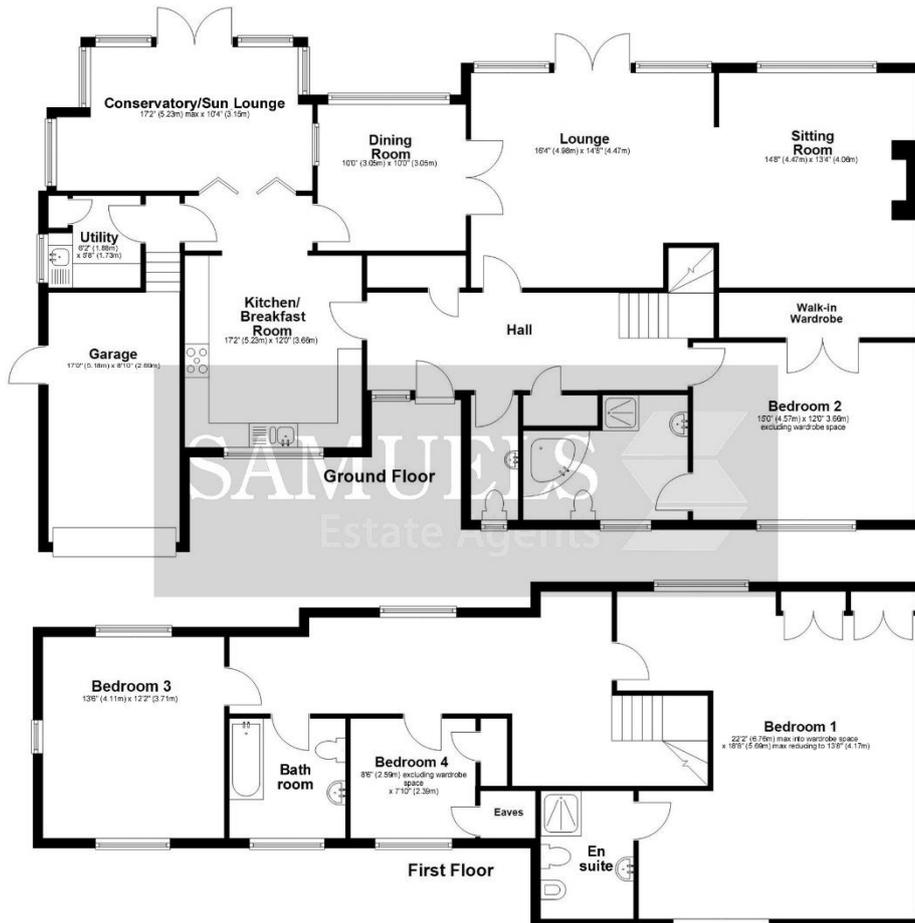
You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

**AGENTS NOTE MONEY LAUNDERING POLICY**

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

**REFERENCE**  
CDER/0326/9175/AV



Total area: approx. 250.5 sq. metres (2696.1 sq. feet)  
 Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		