



HARRISON  
LAVERS &  
POTBURY'S

# Tree Tops Beatlands Road Sidmouth EX10 8JH

Guide Price  
£1,100,000 FREEHOLD

**Situated on the lower slopes of Salcombe Hill and enjoying lovely views across the valley and to the sea, a spacious three/four bedroom detached chalet bungalow with double garage, parking and attractive landscaped gardens.**

The property occupies a slightly elevated position in one of Sidmouth's most favoured locations and is conveniently situated for the town centre, along with the esplanade and seafront. Within a few minutes walk of the property is the coastal path which offers a more direct route to both the town centre and seafront. Also, within walking distance is an entrance into The Byes, a delightful riverside walk and cycle track.

The property offers well appointed accommodation arranged over two floors, the majority enjoying a lovely westerly aspect.

On entering the property an entrance porch opens into the spacious reception hall which has a useful cloaks/WC off and also features a substantial oak turning staircase rising to the upper floor. Glazed double doors from the hall give access to the dual aspect living room which has a most attractive bay window along with a Minster stone fireplace with gas fire and there are fitted cupboards and shelving to the alcoves. The separate dining room also enjoys a dual aspect and has a glazed door accessing the garden





and the kitchen/breakfast room is extensively fitted with a good range of storage units along with granite worksurfaces and this includes a central island unit/breakfast bar. Built in appliances comprise an integrated dishwasher, fridge and freezer and there is a built in split level double oven, separate microwave along with an inset ceramic hob and cooker hood over. Adjoining the kitchen is a useful utility room along with a good size garden room which also enjoys a dual aspect with large sliding patio doors leading into the garden.

The ground floor also offers the master bedroom suite comprising a bedroom with extensive range of fitted wardrobes, cupboards and drawers and an en suite bathroom has fully tiled walls and floor and comprises a panelled bath, separate shower cubicle along with a wash basin and WC.

To the first floor is a galleried landing with access to the roof space via a drop-down ladder and is boarded. Glazed double doors access a study which has fitted desk units and enjoys a wonderful westerly aspect, having a balcony and taking full advantage of the views.

There are two further double bedrooms, both having wardrobes and one of the bedrooms gives access into a walk-in storage area which houses the hot water cylinder. A separate family bathroom is also fully tiled and comprises a panelled bath, separate shower cubicle along with a wash basin and WC.

The property boasts many features including gas fired central heating and brushed aluminium double glazed windows.

Occupying a gently sloping site, the gardens have been beautifully landscaped and designed with ease of maintenance in mind. A wide block paviour winding pathway and separate steps access the front of the property where there is an extensive paved sun terrace, ideal for entertaining and taking full advantage of the westerly aspect. The gardens are well stocked with numerous shrubs and ornamental trees, a vegetable area and there is garden lighting.







The rear garden has further paved areas with adjoining raised shrub borders and there is a Summerhouse and garden store which offers further storage.

Adjoining Beatlands Road there is a block paviour driveway providing a parking space and there is a

**Detached Double Garage** which measures 5.25m x 5.25m and has an electric roller door, light and power, a side door and water tap.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band is G.

**POSSESSION** Vacant possession on completion.

**EPC: E**

**REF: DHS02119**

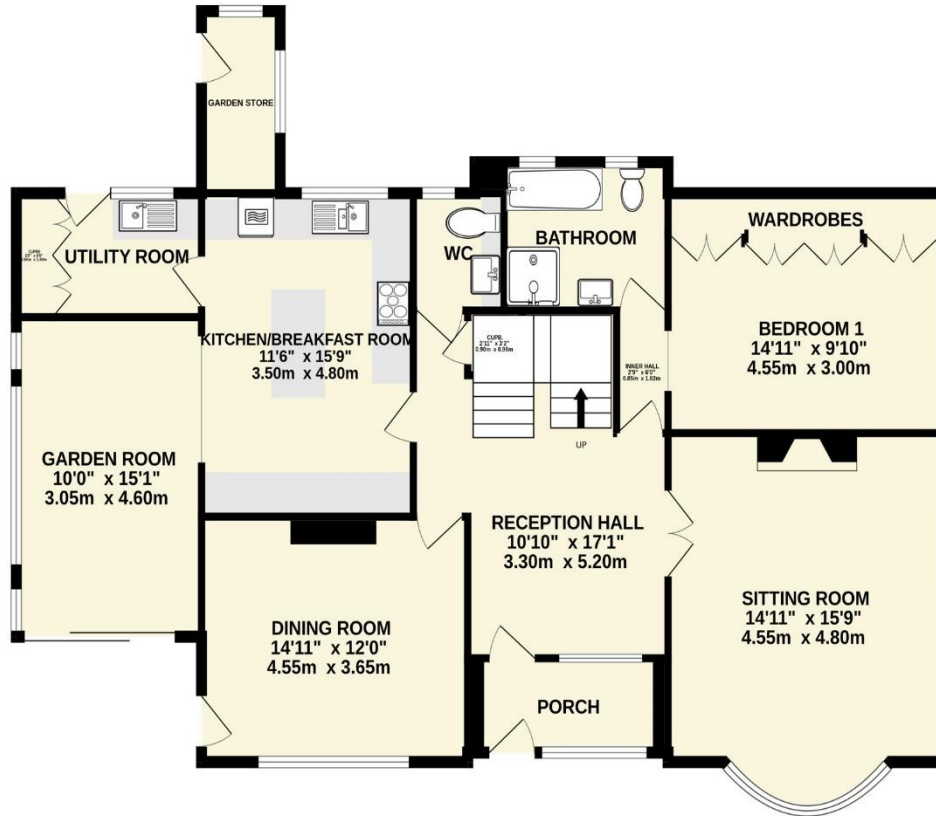
**DIRECTIONS** Turn right opposite the Radway cinema into Salcombe Road passing over the River and turn immediately right into Millford Road taking the first left into Beatlands Road. Follow the road up and through the trees, bearing right and 'Tree Tops' will be seen a little way along on the left.

**VIEWING** Strictly by appointment with the agents.

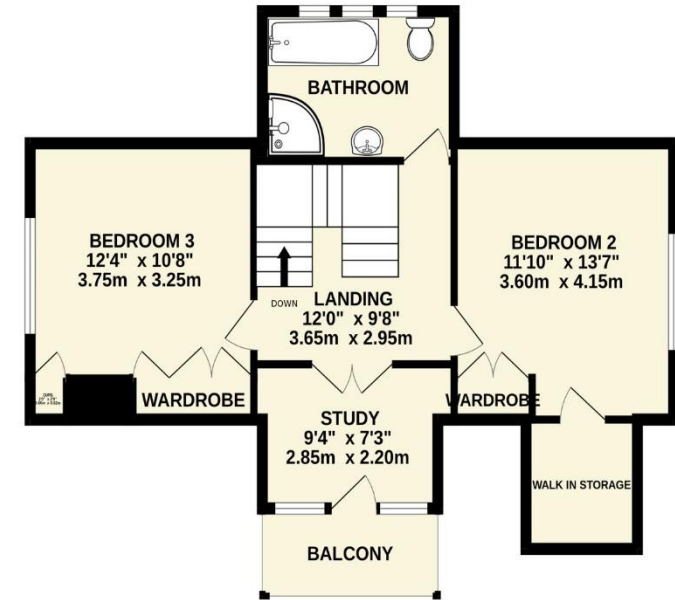


**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

GROUND FLOOR  
1371 sq.ft. (127.4 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1980 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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