

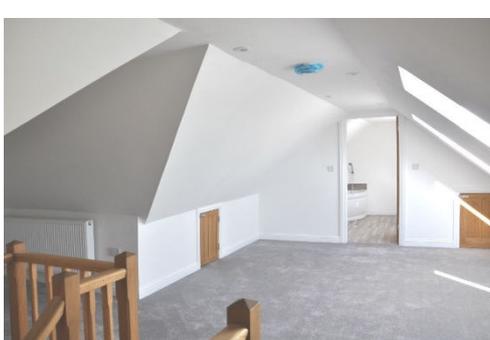


New Bungalows
Manstone Lane
Sidmouth
EX10 9TU

Guide Price :
£225,000

In brief...

- Choice of just two brand new semi detached bungalows
- Located along a pedestrian walkway in a popular part of Sidmouth
- Not far from local amenities and within easy reach of the town centre and beach
- Entrance hall, bay fronted open-plan sitting room/kitchen, Bedroom and shower room
- Attic room and bathroom
- Manageable landscaped level garden
- Construction nearing completion
- A chance not to be missed



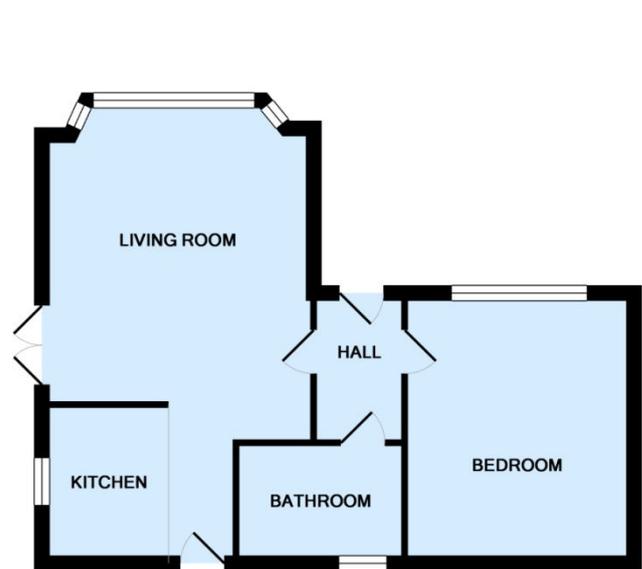
In more detail....

Traditionally built, these superb bungalows offer spacious one bedroomed accommodation which includes a bay fronted open-plan sitting room with a dining area having double doors leading out to the garden. At the far end is the kitchen which is well-appointed and includes an integrated oven, hob, fridge, freezer and dishwasher. The ground floor bedroom is also well proportioned and there also an excellent shower room. Gas central heating is installed along with UPVC double glazing and each property will benefit from a 6-year Professional Consultants Certificate. In addition, the developers have created a very spacious and useful attic conversion which benefits from roof lights to the rear elevation and an en-suite bathroom. Each bungalow benefits from a manageable level front, side and rear garden which will be landscaped.

Overall the sale of these two bungalows offer an exceptionally rare opportunity to buy a brand new property in Sidmouth and

they are bound to create considerable interest and therefore they come to the market wholeheartedly recommended by the owners Sole Agents.

The properties are located along a pedestrian walkway which leads between High Meadow and Manstone Lane, in a popular residential area within easy reach of local amenities in Woolbrook including; a Lidl supermarket, a newsagent, a baker, petrol station and village pub as well as Sidmouth Primary School and Sidmouth College. The seafront is approximately a mile away as is the High Street, which boasts a good choice of shops, cafés, restaurants and other amenities. Sidmouth also has a modern health centre, a cinema and a theatre.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Room sizes

Open-plan Sitting Room/ Kitchen:

*21' 11" max. plus bay x 13' 2" max.
(6.68m x 4.02m) in sitting room
area reducing to 10' 1" (3.07m) in
kitchen area x 10' 2" (3.11m) from
staircase to back wall.*

Shower Room:

7' 7" x 6' 8" (2.31m x 2.03m)

Bedroom:

14' 5" x 11' 3" (4.39m x 3.44m)

Attic Room:

*20' 4" max. length x 11' 9" (6.20m
x 3.58m) plus 10' 6" x 8' 5" (3.19m
x 2.57m) restricted head height
throughout.*

Bathroom:

9' 2" x 9' 5" (2.79m x 2.87m)

The location...

From the High Street proceed up the road, crossing over the roundabout and passing the Radway Cinema on your left. Continue until you reach a fork in the road where you need to turn left. At the next mini roundabout turn right into Manstone Lane and then take the first turning left into Manstone Avenue. At the top of the road turn right into Ashley Crescent and continue along the road until it starts to bear to the left and the bungalows will then be found along a pathway on the right near the High Meadow sign.



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More details from...

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