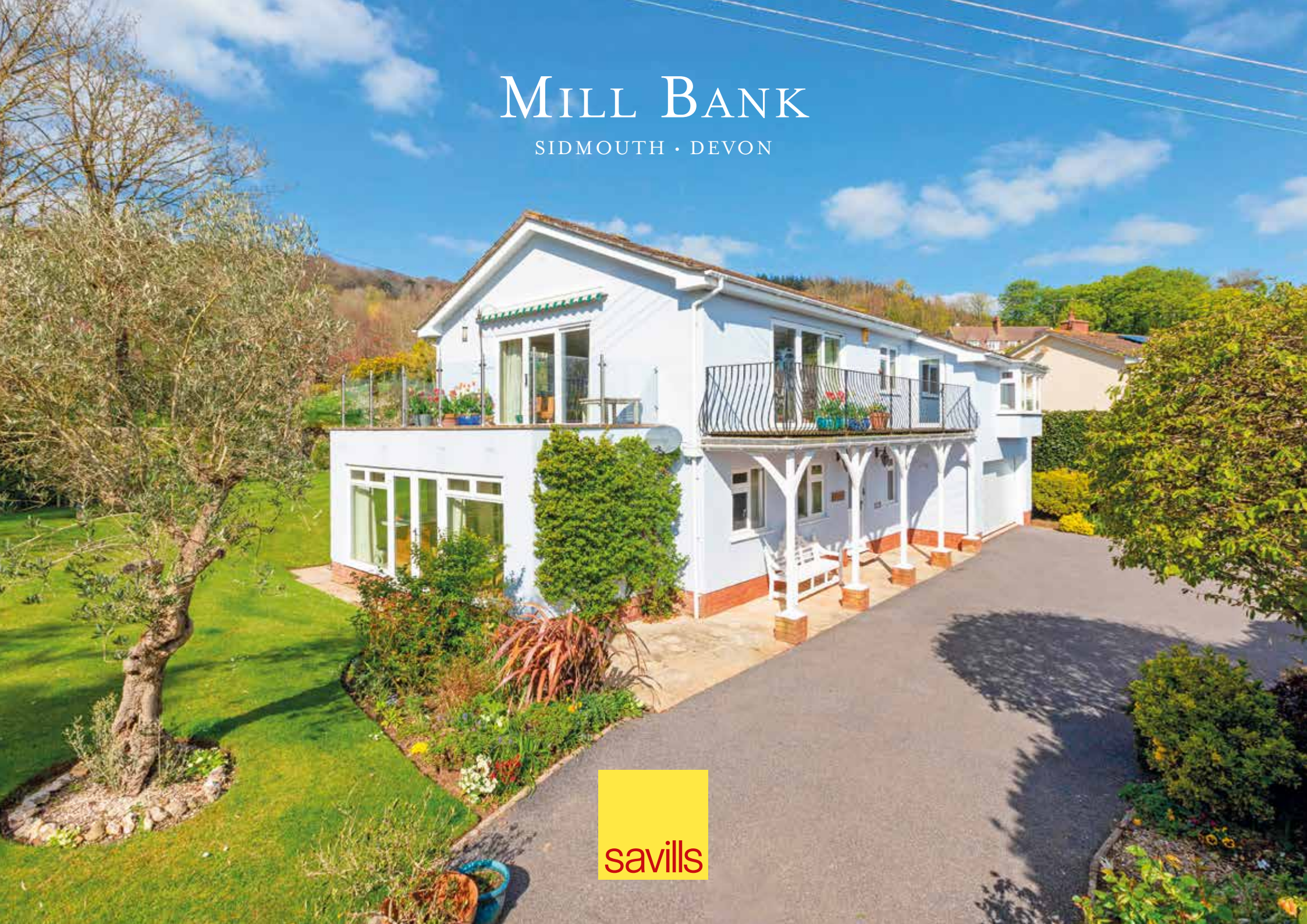


# MILL BANK

SIDMOUTH • DEVON



savills









# MILL BANK

COTMATON ROAD • SIDMOUTH  
DEVON • EX10 8SX

*Spectacular sea views of Lyme Bay  
and the Jurassic Coastline*

Sidmouth Town Centre about 0.7 miles  
Honiton about 10 miles • Exeter about 15 miles  
(Distances approximate)

## ACCOMMODATION SUMMARY

Entrance hall • Sun Room • Study/bedroom 4  
En suite guest bedroom • Further bedroom • Bathroom  
Master en suite bedroom with balcony  
Living/dining room • Cloakroom • Kitchen • Utility room  
Integral double garage with electric roller door  
Ample parking  
Beautifully planted gardens • In-and-out driveway  
In all about 0.3 acre  
EPC - D

## SITUATION

On the west of this popular East Devon Regency town, Mill Bank is found in possibly one of its most sought-after residential areas. Being within the foothills of the National Trust's Peak Hill this area is known for its wonderful walks, enjoying the nearby Muttons Moor Plantation and Delderfield Community Nature Reserve. Further recreational opportunities can be found at Sidmouth Golf Club and Connaught Gardens, both a short walk away.

The high street and Esplanade are less than 1 mile away, with a wonderful array of traditional shops and boutiques. The town also boasts a theatre, Art Deco cinema, three supermarkets, including a large Waitrose, schooling, leisure centre and a community hospital. The cathedral city of Exeter, approximately 15 miles to the west, offers further culture and shopping, including John Lewis, and excellent schooling, both state and independent. There is a regular bus link to Exeter with buses every 30 minutes, reaching the city in approximately 40 minutes. The M5 motorway provides excellent links to London, Cornwall and The Midlands. There are two main line train stations with frequent rail services from Exeter St. David's to London Paddington (from just over two hours) and London Waterloo. The International Airport has daily commuter flights to London, as well as many UK and international destinations.



## DESCRIPTION

This fabulous house sits in a beautiful plot which has been lovingly cultivated by the current owners to create a spectacular oasis. The layout sites the principal reception rooms and master bedroom on the first floor to maximise the far-reaching sea views.

The living space has been thoughtfully remodelled by the current owners to create a impressive living room with dining area. Two sets of glazed sliding doors open onto balconies, one looking towards spectacular Jurassic Coastline, the second, with glass and steel balustrade, overlooks the immaculate gardens.

The master bedroom, also with doors onto the balcony, has fabulous coastline vistas and a large en suite shower room with twin hand basins. The kitchen is beautifully fitted with stylish solid white worktops and pale blue fitted units. There is also a separate utility/laundry room and cloakroom.

The ground floor comprises of an en suite guest bedroom, further generous double bedroom, family bathroom, study/bedroom 4 and garden room/studio with French doors and large windows opening onto the gardens. The entrance hallway gives a wonderful first impression of space and light, with the glass balustraded staircase and French doors onto the rear garden.



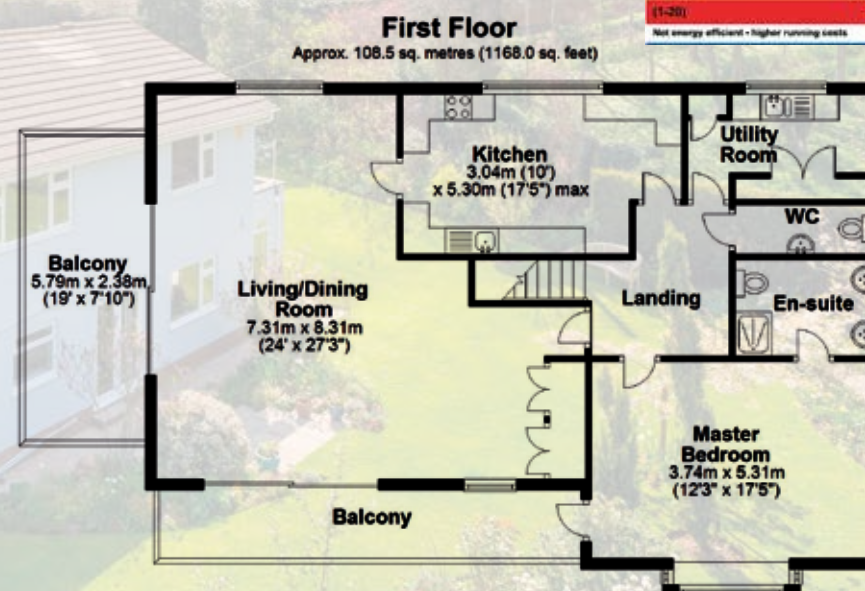
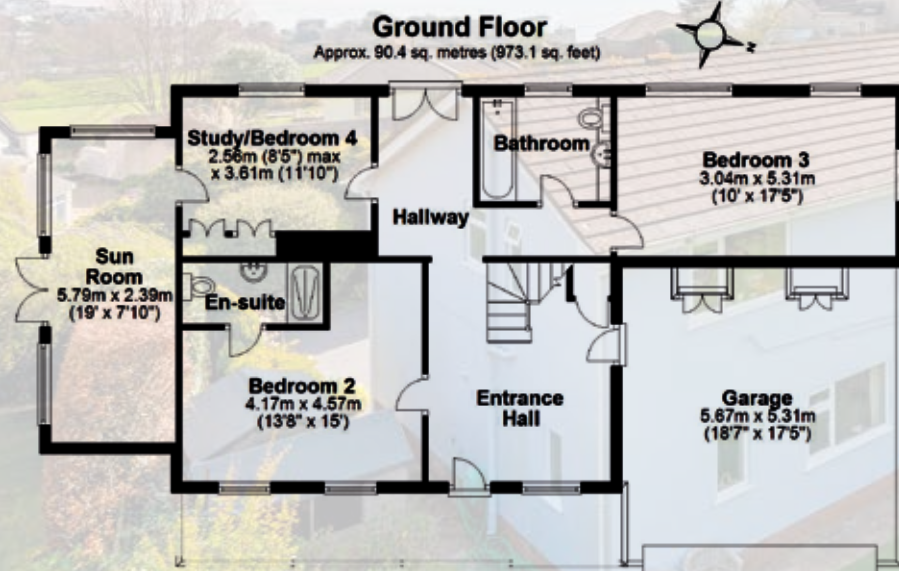


## MILL BANK

Approximate Gross Internal Area:

Total: 198.9 sq.m. / 2141.1 sq.ft.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## GARDENS AND GROUNDS

Mill Bank is surrounded by its exceptional gardens, designed and landscaped by the current owners. The part walled gardens comprise areas of immaculate lawns with beautifully planted borders and a vegetable garden with greenhouse and fruit cage. Established espalier apple and pear trees line the pretty stone walls and further a damson and Vitoria plum tree add to the abundant crop of fruits the garden suppliers. The gardens are interspersed with a variety of beautiful blossom trees including magnolias. To the side of the house is a useful area for storage sheds and to the front is a generous parking area, with access to the integral garage, and the sweeping in-and-out driveway.

## SERVICES

Main water, drainage, gas and electricity.  
Gas fired central heating.

## OUTGOINGS

East Devon District Council, 01395 516551.  
Council Tax Band G.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## 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 continue straight-on and, after passing the entrance to Sidmouth Golf Course, the entrance to Mill Bank will be found on your right hand side.

## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



#### IMPORTANT NOTICE:

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#### SAVILLS EXETER

Sterling Court,  
17 Dix's Field,  
Exeter, EX1 1QA  
01392 455 755  
[exeter@savills.com](mailto:exeter@savills.com)

