



HARRISON  
LAVERS &  
POTBURY'S

**Beggar's Roost  
Greenhead  
Sidbury  
EX10 0RH**

**Guide £475,000 FREEHOLD**

**A well-presented, detached bungalow, having en suite main bedroom, dining/garden room and standing on an attractive plot with country and hillside views.**

Offered for sale with no ongoing chain, this detached bungalow has gas central heating, double glazing and is well presented throughout. An L-shaped hallway has storage and linen cupboards, the latter housing a gas combination boiler, installed in 2025. A dual aspect sitting room has a south facing bay window to the front and a remotely controlled, gas flame fireplace. The kitchen is situated to the rear of the bungalow, again dual aspect with good storage and a built-in dishwasher and fridge/freezer. An adjoining garden/dining room has a fabulous view over neighbouring fields to hillsides beyond.

The main bedroom is dual aspect and features an en suite bathroom with mains shower. There are two further double bedrooms, a modern shower room and a useful utility cupboard with plumbing for a washing machine.

The bungalow stands on an attractive plot with a south facing aspect to the front and a mature boundary screening the bungalow from the road.





A driveway extends to the rear providing good off-road parking and leads to a single, detached garage, measuring 2.7m x 5m, fitted with a new, electric roller door. To the rear, an attractive garden offers seclusion and privacy with mature borders, beds and boundaries - the foot of the garden meeting private fields. A patio adjoins the garden room and there is a garden shed and summer house.

The property is just a quarter of a mile from the centre of the village and as such is within short walking distance of amenities to include a popular public house, butchers/convenience store, village hall, primary school and buses to the surrounding area. Sidbury falls within the East Devon National Landscape (formerly known as AONB) and is surrounded by glorious open countryside, just three miles from the seafront at Sidmouth.

**SERVICES** Mains gas, electricity, water and drainage are connected.

**BROADBAND AND MOBILE** Standard and Superfast broadband are available with estimated download speeds of up to 80 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - January 2026

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

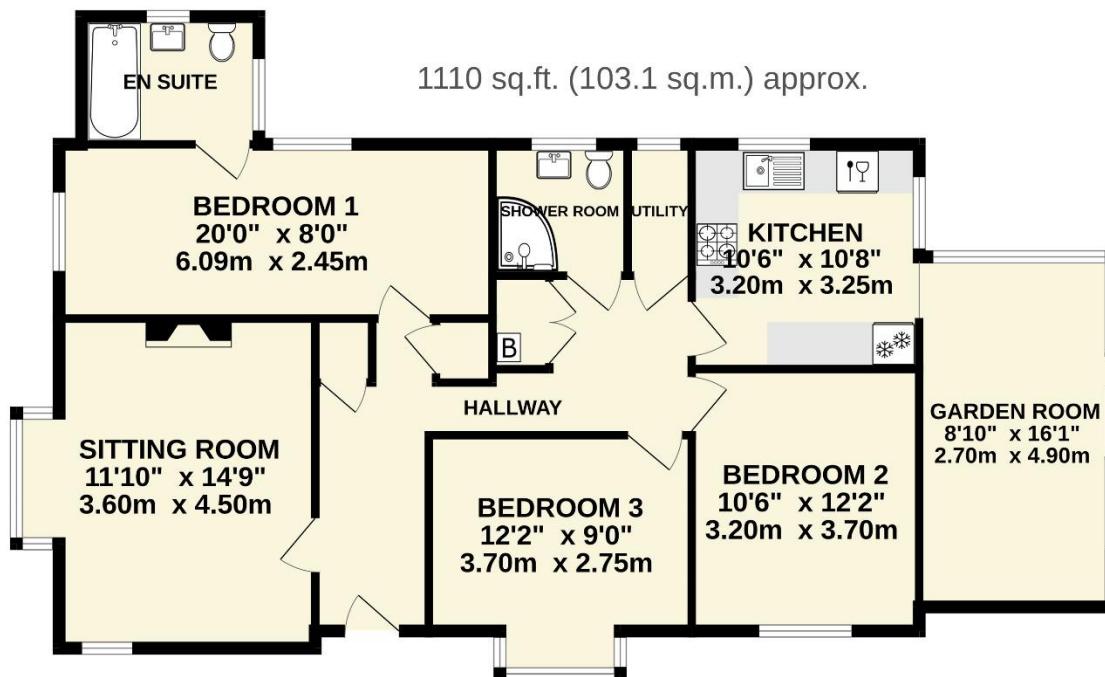
**EPC: TBA**

**POSSESSION** Vacant possession on completion.

**REF: DHS02617**

**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.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features may not be accurate. No responsibility can be 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.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

