



HARRISON
LAVERS &
POTBURY'S

Dica
1 Salcombe Hill Close
Sidmouth
EX10 8JB

£975,000 FREEHOLD

Sought after location within a short walk of the town centre and enjoying a secluded west facing position, a spacious three/four bedroom detached chalet bungalow.

The property is situated on the lower slopes of Salcombe Hill with the town centre and Sidmouth's beautiful esplanade and seafront being within walking distance and offering an excellent range of facilities. Also nearby is The Byes riverside walk and cycle track.

The property extends to approximately a third of an acre with the majority of garden enjoying a lovely south westerly aspect and being well stocked with a wealth of shrubs, most being evergreen and therefore providing lots of privacy throughout the year. A raised west facing terrace adjoins the bungalow and takes full advantage of the aspect and views towards Bulverton Hill and a good size integral garage and driveway provides ample parking for several cars.

On entering the property, a canopy porch opens into the entrance hall with coats cupboard and useful WC off. The main reception/dining hall features Teak flooring and enjoys a south aspect and this opens into the main sitting room which enjoys a dual aspect south and west, with a view toward Bulverton Hill. French doors open onto the west facing terrace. The kitchen is attractively fitted with a good range of cupboards, drawers and worksurfaces, all providing ample storage and there are built in appliances comprising a split-level oven with microwave over, inset gas hob, cooker hood, fitted dishwasher along with a freestanding fridge/freezer.





A useful adjoining utility area offers further storage along with a Belfast sink and a freestanding washing machine and tumble dryer. The utility area also houses the gas fired boiler. A rear hall offers a further range of storage cupboards along with doors to both the garden and directly into the garage.

Off the main dining hall, a glazed door opens into an inner hall, again with Teak flooring and with the stairs to the upper floor.

The main bedroom suite enjoys a south and west aspect overlooking the garden and beyond, towards Muttersmoor. A good range of wardrobes provide lots of storage and there is a fitted dressing table and drawer units. The adjoining en-suite shower room is fully tiled and has a white suite comprising a large walk-in shower cubicle, walk-in bath, WC and wash basin.

The ground floor also offers two further double bedrooms, both enjoying an east aspect and both having fitted wardrobes and a dressing table unit and a separate study/bedroom four enjoys a west aspect. A separate family bathroom is fully tiled and comprises a panelled bath with shower over, WC and wash basin.

To the first floor there is a large hobbies room which offers excellent flexibility to the accommodation and enjoys a dual aspect with wonderful views in a westerly direction over the town towards Bulverton Hill. Extensive built in cupboards provide excellent storage and give access into several eaves storage areas and there is also access to the roof space.

Gas fired central heating and double glazed windows are installed.

The property is approached via a shared driveway from Hillside Road. The gardens provide lots of interest throughout the year and there is excellent storage via a brick-built garden store, potting shed and summerhouse. The integral garage has an electric 'up and over' door along with light, power and a workbench.







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

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted speeds of up to 80 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. (correct at December 2025)

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

EPC: C

POSSESSION Vacant possession on completion.

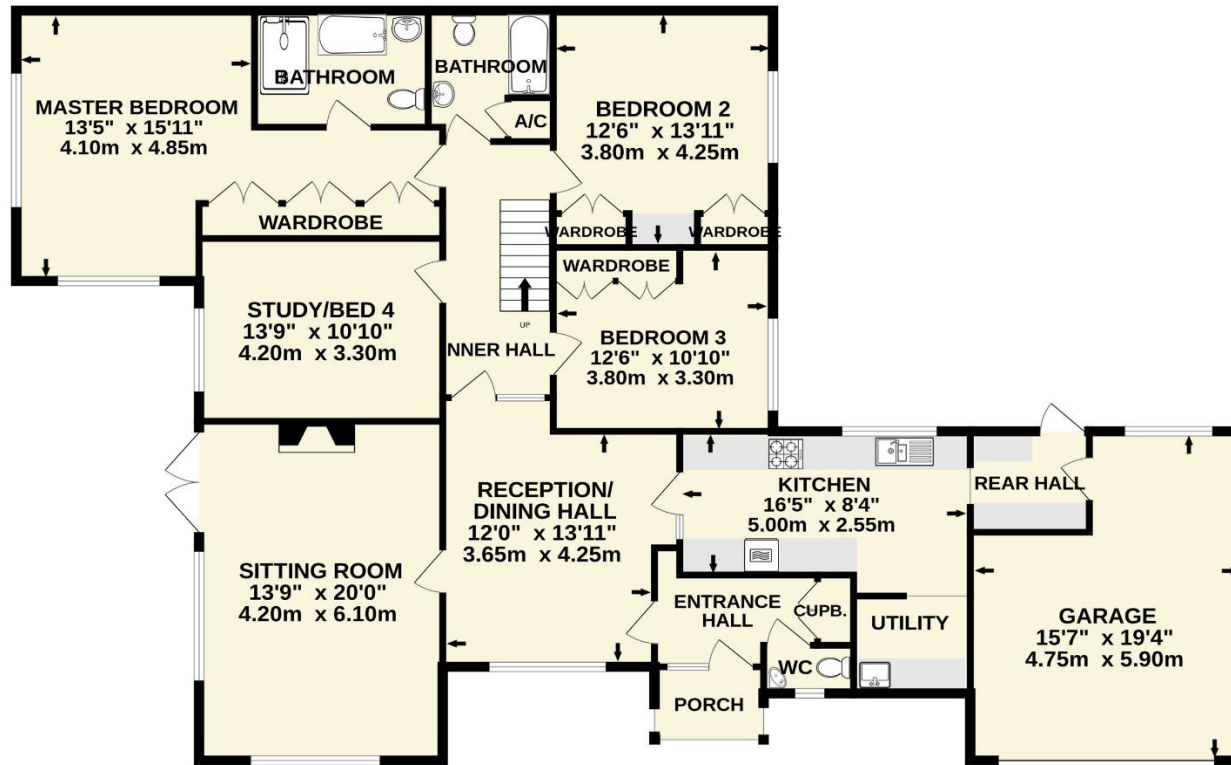
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VIEWING Strictly by appointment with the agents.

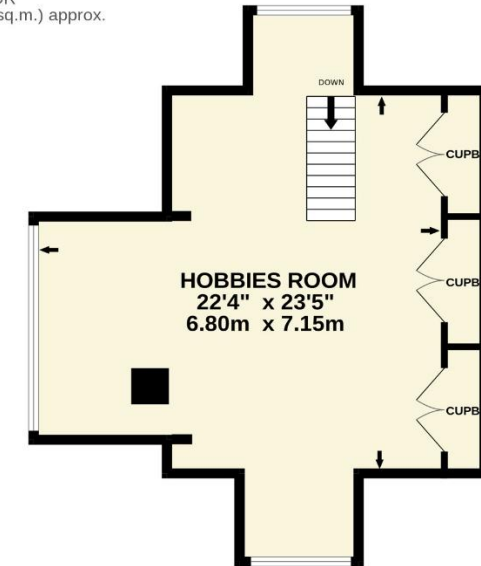


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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
1992 sq.ft. (185.1 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 2556 sq.ft. (237.5 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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