



HARRISON  
LAVERS &  
POTBURY'S

48 Balfours  
Sidmouth  
EX10 9EG

£550,000 FREEHOLD

**Situated within a short walk of local shops and bus services, a spacious, detached three bedroom chalet style house.**

Situated in a popular residential road, this spacious, detached property is being offered for sale with no on-going chain. Modernisation is now required throughout.

On entering the property an entrance vestibule has a coat/storage room off and an inner door opens into the main reception hall which has the stairs rising to the first floor and has a useful cloaks/WC off.

A well proportioned lounge/dining room enjoys a dual aspect and has sliding patio doors to the rear garden. The kitchen/breakfast room also overlooks the rear garden and is fitted with a range of cupboards and work surfaces providing storage. Adjoining this is a utility room with back door, sink unit and space for further appliances along with the gas fired boiler.

The ground floor also offers a double bedroom which has an outlook to the front aspect and has a fitted wardrobe.

To the first floor, the landing has an airing cupboard off and there are two large double bedrooms, both having fitted wardrobes and drawer units. From one of these bedrooms a large dressing room/occasional further bedroom enjoys lovely views to the surrounding hills and along with the two main bedrooms offers access to eaves space.





A large family bathroom is fitted with a coloured suite comprising a bath, separate shower cubicle, WC and wash basin.

Gas fired central heating is installed and the windows are double glazed, although these are of the old aluminium type.

Adjoining the front of the property is a driveway providing parking and giving access to a single, integral garage, which has an up and over door and window. The front garden is gravelled and there are access pathways to either side of the house. The rear garden enjoys a south-easterly aspect and is mainly laid to lawn with shrub borders. A large patio area adjoins the rear of the house and a timber summerhouse and aluminium greenhouse provide further storage.

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

**BROADBAND AND MOBILE** Basic, Standard, Superfast broadband are available with predicted speeds of up to 61 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

**EPC: D**

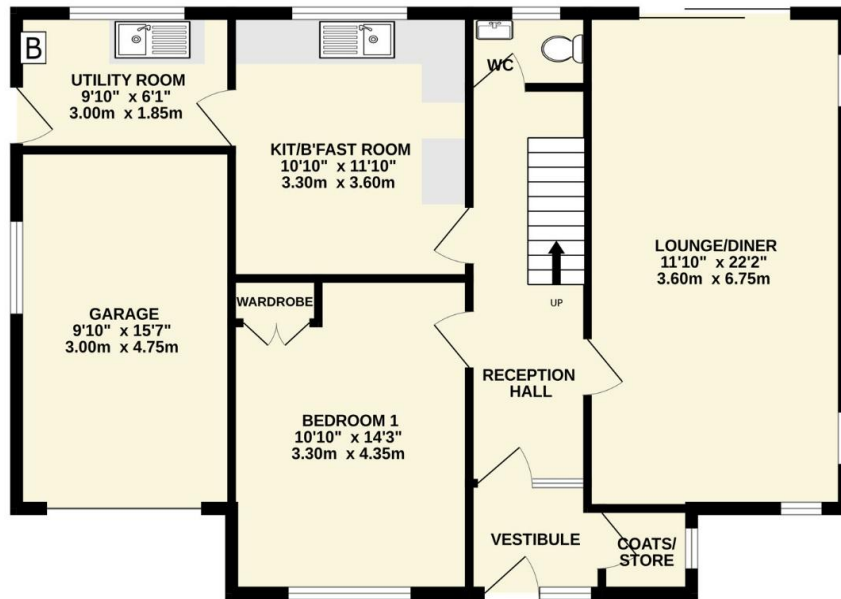
**POSSESSION** Vacant possession on completion.

**REF: DHS02587**

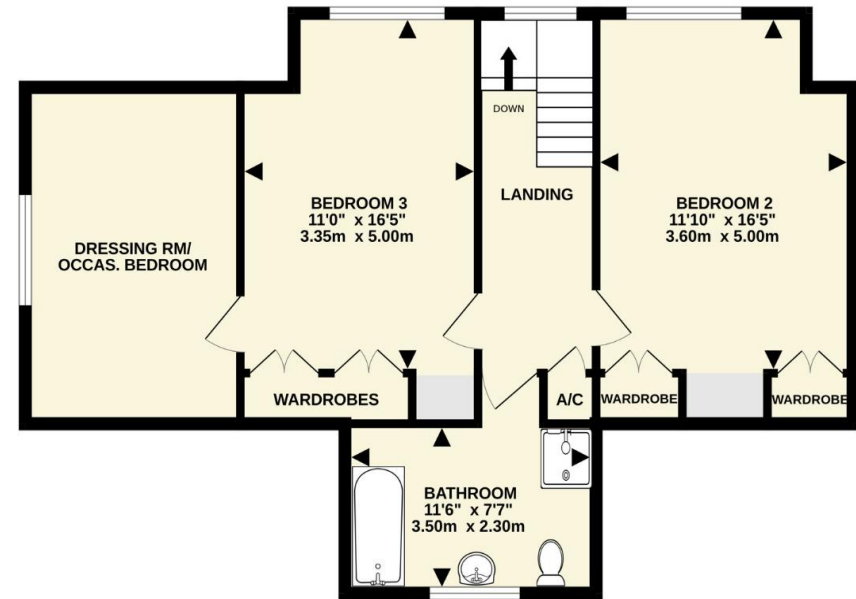
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1654 sq.ft. (153.6 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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**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.



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