



HLP

HARRISON
LAVERS &
POTBURY'S

9 Brookside
Sidmouth
EX10 9UN

£550,000 FREEHOLD

Three bedroom detached bungalow situated in a level cul de sac, within walking distance of local shops and bus services.

Occupying an almost level site, this attractive detached bungalow is conveniently located within a short walk of local shopping facilities and bus services at Woolbrook. Sidmouth's town centre and seafront are approximately a mile and half away and offer an excellent range of facilities and services.

The majority of the garden is to the rear of the property, providing privacy and enjoying a lovely southerly aspect. Adjoining the front of the bungalow is a driveway offering ample parking and giving access to a more recently built detached garage.

On entering the property, a spacious reception hall has the airing cupboard along with a cloaks/WC which is fitted with a modern white suite. The hall also gives access to the roof space via a drop-down ladder, the roof space being of a good size, with good head height.

The lounge/dining room is dual aspect with French doors leading into the rear garden, along with having a feature fireplace with wood burning stove. The kitchen/breakfast room overlooks the courtyard garden to the front and is extensively fitted with a range of storage units and worksurfaces incorporating a breakfast bar. Appliances comprise a split-level electric oven, gas hob, cooker hood, washing machine and fridge along with space for a freestanding fridge/freezer. An adjoining rear lobby gives access to the driveway and a study/occasional bedroom which enjoys a dual aspect.





There are three bedrooms, two enjoy a southerly aspect with an outlook over the rear garden. The main bedroom has a range of fitted wardrobes and cupboards along with an Oriel window. A separate family bathroom comprises a bath with shower over along with a WC and wash basin with vanity drawers below.

Gas fired central heating and uPVC double glazed windows installed.

The gardens to the front and side of the property have been designed for ease of maintenance with gravelled areas and inset shrubs. The rear garden is mainly laid to lawn and adjoining the bungalow is an extensive patio area that takes full advantage of the aspect. There are various inset shrubs along with a timber garden shed (in need of repair) and beyond the timber fencing on the southern boundary is a further area of wild garden which drops down to the Brook.

Sidmouth is an unspoilt town on the Jurassic coast, benefitting from a good range of independent shops, High Street chains and restaurants along with The Byes, a delightful riverside walk.

SERVICES Mains gas, water, sewerage and electricity are connected. The gas boiler is located in the kitchen.

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted speeds of 8 to 80 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

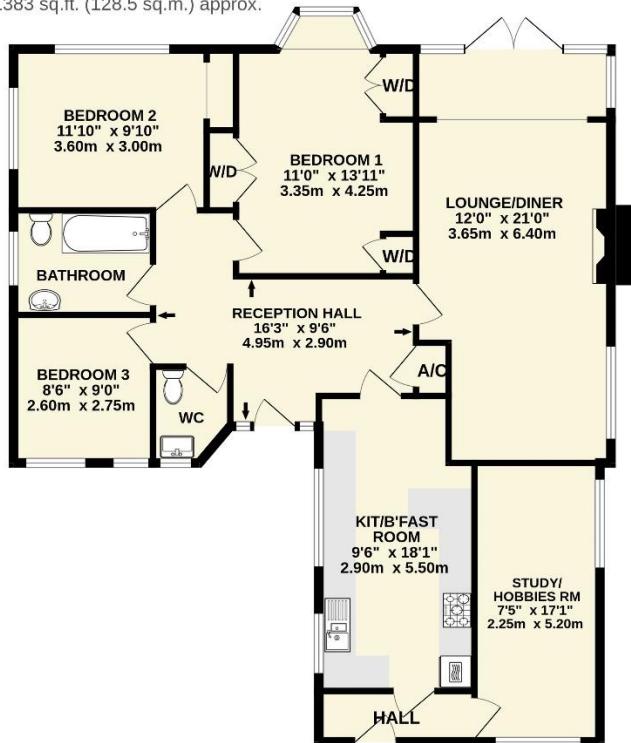
OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: D

POSSESSION Vacant possession on completion.

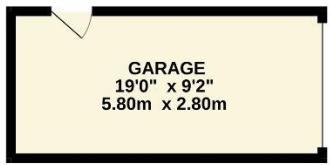
REF: DHS02496

GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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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.

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