



HARRISON
LAVERS &
POTBURY'S

Charnwood
Moorcourt Close
Sidmouth
EX10 8SU

£700,000 FREEHOLD

A spacious three bedroom detached bungalow offering well maintained accommodation and enjoying a lovely south westerly aspect.

This attractive detached bungalow occupies an elevated position to the west side of Sidmouth and is set in a good size garden which extends to approximately a quarter of an acre and provides lots of privacy.

The accommodation is spacious and offers lots of light, with good size windows to all rooms. On entering the bungalow, a conservatory entrance overlooks the front garden and accesses the main reception hall which has exposed and varnished floorboards. The sitting room enjoys a dual aspect south and west, and has sliding patio doors and there is a separate dining room which enjoys a westerly aspect. The kitchen is well fitted with an excellent range of storage cupboards along with worksurfaces and there is a built-in oven, hob and cooker hood along with space for further appliances. An adjoining utility room offers further storage and worksurface and includes a back door to the kitchen garden and also gives access to the roof space via a sliding ladder.

An inner hallway offers further storage by means of a boiler cupboard and airing cupboard and there are three bedrooms, the main bedroom having an excellent range of wardrobes and an en suite shower room with roof light. In addition to the shower room there is a main bathroom, both fitted with modern suites and have attractive tiling. The second bedroom has a built-in wardrobe and the third bedroom is currently used as a





dressing room and has a fitted wardrobe and gives access into the spacious garden room, which enjoys a south and easterly aspect and enjoys a glimpse of the sea and the coast.

The property is very well presented with neutral décor throughout and benefits from having gas fired central heating and double-glazed windows.

The bungalow having brick elevations keeps maintenance to a minimum.

The gardens are situated to all sides of the bungalow and extend to approximately a quarter of an acre. Enjoying privacy, the gardens comprise of areas of lawn with well stocked borders containing numerous ornamental trees and shrubs. Paved areas adjoining the front of the bungalow take full advantage of the aspect and there are pathways to all four sides. Within the gardens there is also a lily pond along with a greenhouse and timber garden shed.

A driveway provides ample parking for three or four vehicles and gives access to a detached garage measuring 4.3m x 5.35m and having an up and over door, light, power, water tap, windows and rear door.

Sidmouth's town centre, seafront and Jacob's Ladder beach are all within half a mile of the property. The town offers an excellent range of facilities and services along with bus services to the surrounding area and is surrounded by some beautiful countryside where there are lovely walks.

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

EPC: D

POSSESSION Vacant possession on completion.



GROUND FLOOR
1573 sq.ft. (146.2 sq.m.) approx.

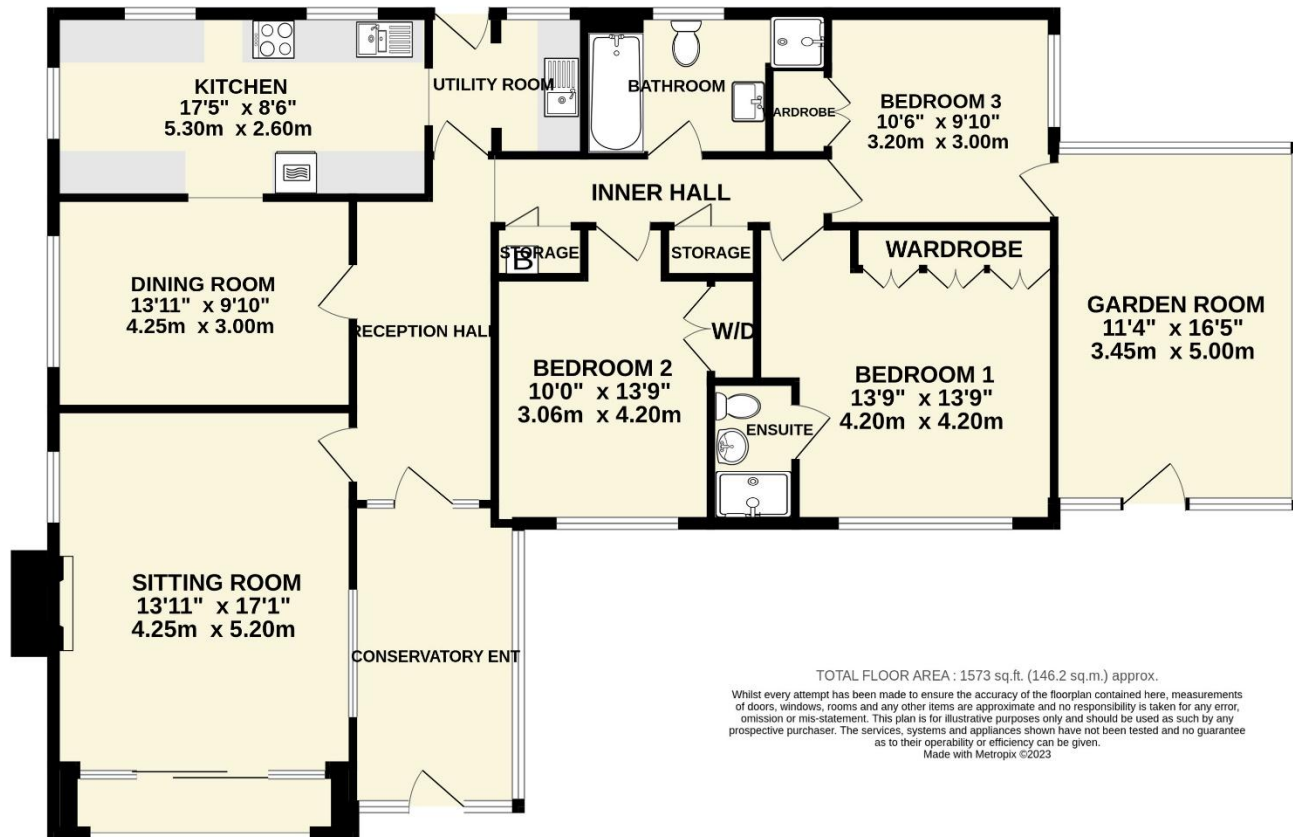
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SERVICES Mains gas, electricity, water and drainage are connected. New boiler fitted 2024.

BROADBAND AND MOBILE Standard broadband is available with predicted speeds of up to 28 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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 : 1573 sq.ft. (146.2 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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