



5 Ballard Grove
Sidford
Sidmouth
EX10 9EP

£395,000 FREEHOLD

A modern and spacious semi-detached house with accommodation arranged over three floors, standing at the head of the cul-de-sac, close to the centre of Sidford.

Built around sixteen years ago, this attractive semi-detached house provides comfortable family accommodation with four double bedrooms, two bathrooms and a kitchen/dining room. The property is presented in good decorative order throughout, with gas central heating and double glazing. Once inside, an entrance hallway has storage, a cloakroom/WC and stairs rising to the upper floors. A spacious kitchen/dining room is to the rear and has a range of fitted kitchen units, with space for a fridge/freezer, cooker, dish washer and washing machine. A good size conservatory with a double glazed roof looks into the rear garden. The separate sitting room has a pleasant aspect over the front garden.

On the first floor, the second bedroom is particularly spacious and enjoys a fine view to the Parish Church and beyond to Salcombe Hill. There are two further double bedrooms and a modern, well-appointed shower room. On the second floor is a dual aspect main bedroom with built-in storage cupboards and wardrobe, a pleasant view to Buckley Hill in the direction of Sidbury and a spacious en suite shower room.

The property stands on an attractive, level plot with a colourful garden to the front, enclosed by a stone wall. The south-west facing rear garden comprises paved





patio and artificial lawn with flowerbed borders. A timber gate provides pedestrian access onto a footpath leading through to Church Street. In addition, the house owns level lawn garden adjacent to the property, where there are two off road parking spaces, gravel garden and a timber garden shed.

Ballard Grove was built in 2009 and is a quiet cul-de-sac at the end of Englands Close, short walking distance from the centre of Sidford. As such, village amenities are less than a quarter of a mile from the property and include regular bus services to the surrounding area, a Spar/Post Office, a popular takeaway and The Blue Ball Inn. The Byes and River Sid are no more than half a mile away and provide a picturesque route of around two miles down to the town centre and seafront. Sidmouth is an unspoilt town on the Jurassic coast, enjoying a broad range of amenities to include a busy High Street, popular restaurants, Waitrose, Lidl and a charming, Regency esplanade.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with predicted download speeds of up to 1800 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – March 2026.

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

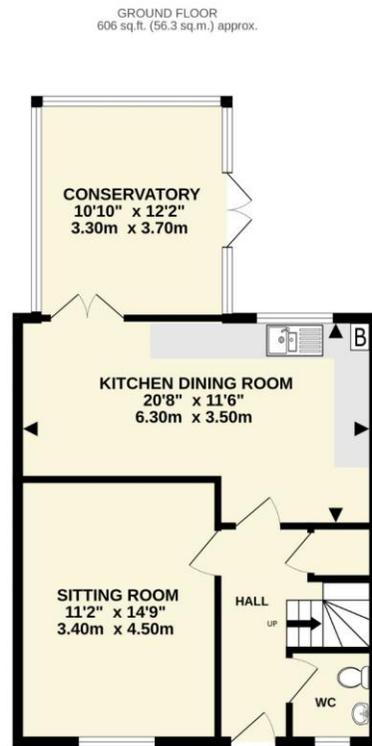
EPC: B

POSSESSION Vacant possession on completion.

REF: DHS02554

VIEWING Strictly by appointment with the agents.





TOTAL FLOOR AREA: 1397 sq.ft. (129.8 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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