



HARRISON
LAVERS &
POTBURY'S

71 Malden Road
Sidmouth
EX10 9LZ

£500,000 FREEHOLD

A well presented, detached bungalow situated in a popular location, close to The Byes and River Sid and with a fabulous view along Salcombe Hill.

Offered for sale with no on-going chain, this detached bungalow provides well presented accommodation with gas central heating and double glazing. Once inside, the living accommodation is to the rear, enjoying an easterly aspect with a fabulous view along Salcombe Hill. The kitchen/breakfast room is of a good size and fitted with a range of units to include a built-in electric hob, oven and extractor, breakfast bar and with space for a fridge/freezer and washing machine or dishwasher. The sitting dining room features sliding patio doors into the rear garden and also leads to a south facing garden room which could easily be used as a study or dining room. A utility room has fitted base units, a sink and space for a washing machine with a connecting door to the garage with power and light.

The large main bedroom has a front facing window looking west and we understand that pipework is in place beneath the floor to aid the creation of an en suite if desired. There is a second double bedroom and lastly a bathroom with a white suite to include an electric shower over the bath.

The bungalow stands on an attractive plot with well-tended gardens, having a westerly aspect to the front and easterly to the rear. To the front is a lawn garden with borders and a driveway for two cars leading to the garage.





A gated side path to the south elevation leads to the rear where there is a large patio adjoining the back of the bungalow with steps descending to a lawn garden with deep flowerbeds. The garden is well enclosed, offers a good degree of privacy, a summerhouse and fantastic views along Salcombe Hill.

Malden Road is located adjacent to The Byes and River Sid and the bungalow is only a short walk from the foot and cycle paths that run alongside the river. A picturesque journey of around one and a quarter miles takes you to the Salcombe Road entrance of The Byes and from here, the town centre and seafront are less than half a mile away. The bungalow is less than 100 yards from regular bus services running along Sidford Road, is a third of a mile from the day to day amenities at Sidford and only one mile to Waitrose and a modern doctors surgery. Sidmouth is an unspoilt town on the Jurassic Coast offering a broad range of amenities to include numerous independent shops and High Street chains, popular cafes and restaurants, all approximately 12 miles from Exeter.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available with predicted speeds of 7 to 47 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

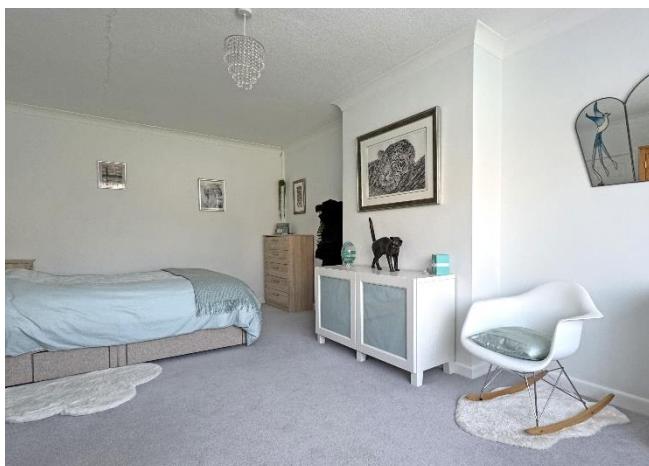
OUTGOINGS We are advised by East Devon District Council that the council tax band is D.

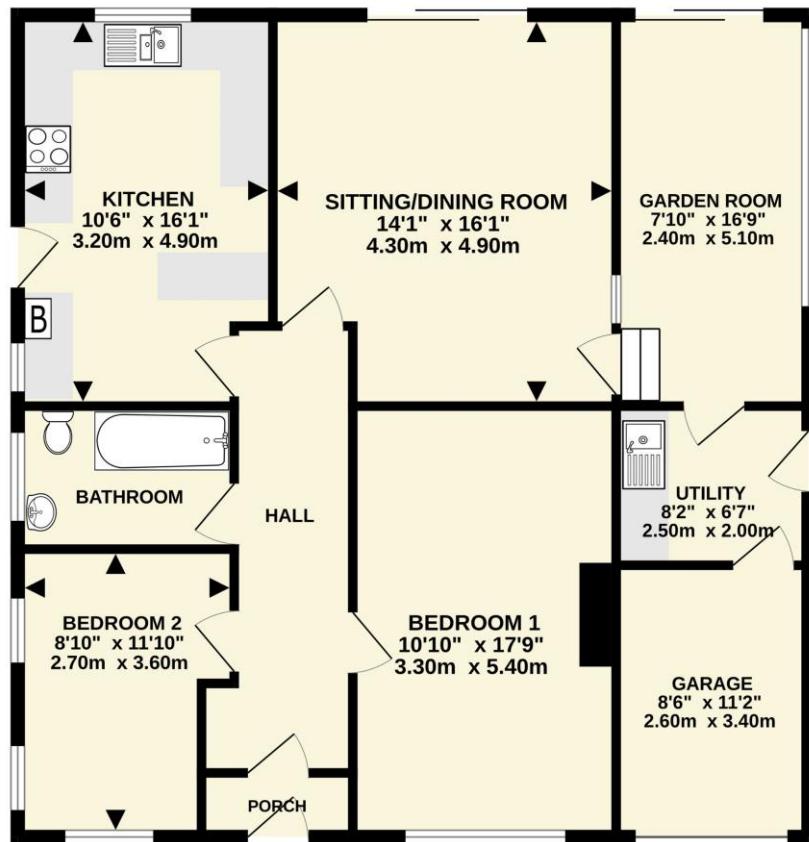
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02478

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

