



HARRISON  
LAVERS &  
POTBURY'S

# 5 Deans Mead Sidmouth EX10 8XP

£895,000 FREEHOLD

**A spacious detached bungalow with accommodation approaching 2000 sq. feet and situated less than one mile from the seafront.**

Presented in very good decorative order throughout and with gas central heating and modern double glazing, this particularly spacious bungalow is offered for sale with no ongoing chain. A large hallway has good storage and leads to a triple aspect sitting room, to include a bay window with south westerly views over Bickwell Valley towards Muttersmoor. A separate dining room enjoys a similar aspect and there is also a separate study/occasional fourth bedroom. The kitchen/breakfast room is fitted with a range of modern white units, with a built-in oven, grill and gas hob. An adjoining utility room has additional units with space for a washing machine and tumble dryer.

The main bedroom has a double aspect and a modern en suite shower room. There are two further double bedrooms and a modern main bathroom with separate WC.





The property is approached via a brick paved driveway and turning area, leading to a double garage with an electric door, fitted shelving and wall mounted gas boiler. The garden to the front enjoys a south westerly aspect with pleasant views over Bickwell Valley and arranged with patio, matures beds and borders. To the rear a large patio adjoins the back of the property with raised lawns and beds, access to which has been eased thanks to a sloped pathway. As previously described, there are fine south westerly views that extend to the east towards The Knapp Nature Reserve. In total, the plot is approaching one third of an acre.

Deans Mead is a desirable and much sought after address, situated less than one mile from the seafront. Similar distance to the west is Muttersmoor and the top of Sidmouth Golf Course, where there is a fine walk and views to Peak Hill. The town itself enjoys an excellent range of shops and High Street chains, a theatre, cinema, Waitrose and numerous sports clubs. The centre of Exeter is approximately 16 miles to the West.







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

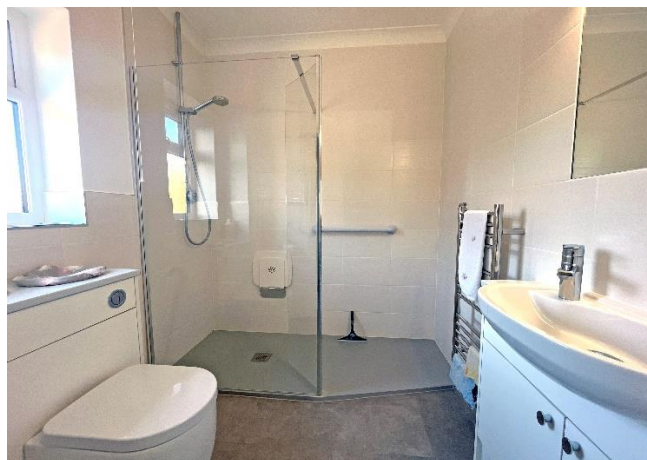
**POSSESSION** Vacant possession on completion.

**EPC:** D

**REF:** DHS02130

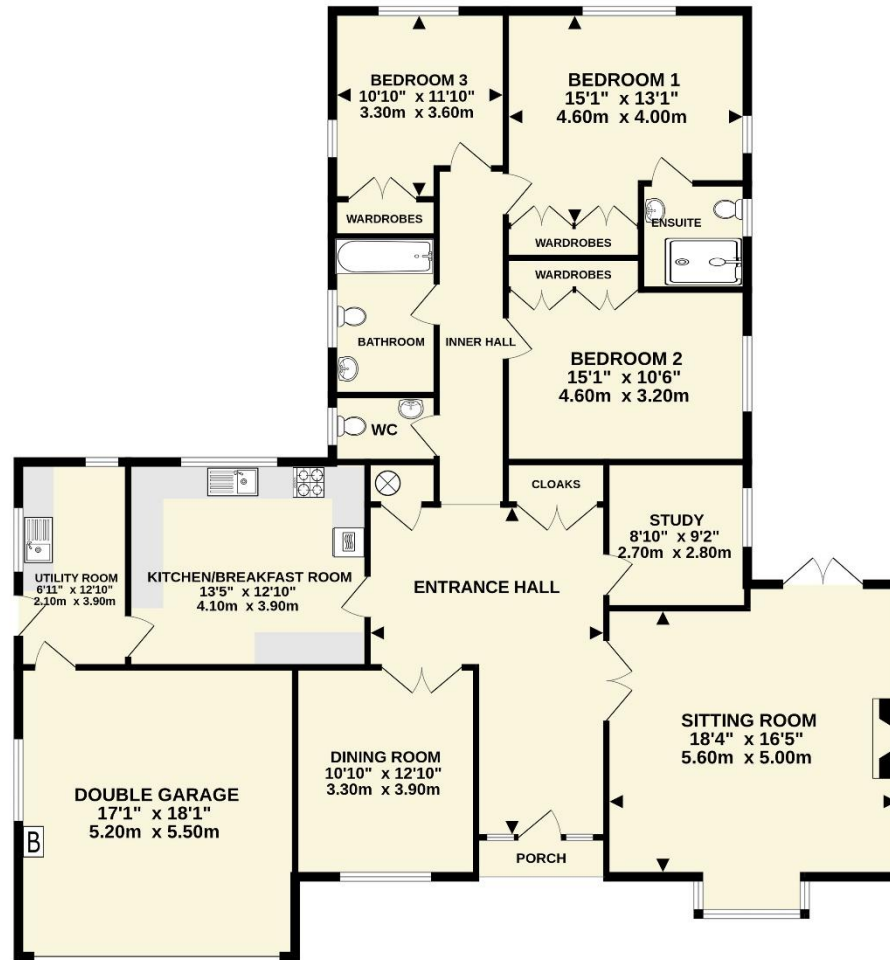
**DIRECTIONS** From the roundabout at The Woodlands Hotel and Station Road, proceed away from the seafront. After half a mile turn right into Deans Mead, then right again and the property will be seen on the left.

**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.

GROUND FLOOR  
2126 sq.ft. (197.5 sq.m.) approx.



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 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, omissions 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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