



 HARRISON  
LAVERS &  
POTBURY'S

# 5 St Martins Close Sidmouth EX10 9JQ

£475,000 FREEHOLD

**A three bedroom detached bungalow occupying a level site and conveniently situated within walking distance of local shopping facilities and bus services.**

This detached three bedroom bungalow occupies a tucked away location within a popular and convenient residential area. Sidmouth's town centre and seafront are a little over a mile away where there are an excellent range of facilities and services and within a short walk of the bungalow there is a regular bus service along Sidford Road and also an entrance into The Byes, a delightful riverside walk and cycle track leading to the town centre.

On entering the property, a conservatory entrance has the original front door leading into the entrance hall where there is an airing cupboard and access to the roof space via a sliding ladder. The sitting room enjoys a westerly aspect, with a stone fireplace and gas fire and a sliding patio door leads into a uPVC double glazed conservatory which overlooks the rear garden. The kitchen is large enough to accommodate a breakfast table and has a range of storage units along with worksurfaces and a split-level electric oven, gas hob, freestanding fridge, freezer and dishwasher. The kitchen also houses the gas fired boiler and enjoys a westerly aspect with an outlook over the rear garden.

Adjoining the kitchen is a useful utility room which offers further storage and has freestanding freezer and washing machine along with the back door and door leading into the integral garage.





There are three bedrooms, the main bedroom enjoying a pleasant view to Salcombe Hill and has an en-suite bathroom with a window and is fitted with a bath, wash basin, WC and has part tiled walls. Bedrooms two and three enjoy a southerly aspect and there is a separate family bathroom comprising a bath, separate shower cubicle, WC and pedestal wash basin.

Adjoining the front of the property is an area of lawn along with a driveway providing ample parking and giving access to the garage. The garage has an up and over door along with light and power and has a door leading into the utility room.

Side pathways lead to the rear garden which enjoys a westerly aspect and is mainly laid to lawn with adjoining patio areas.

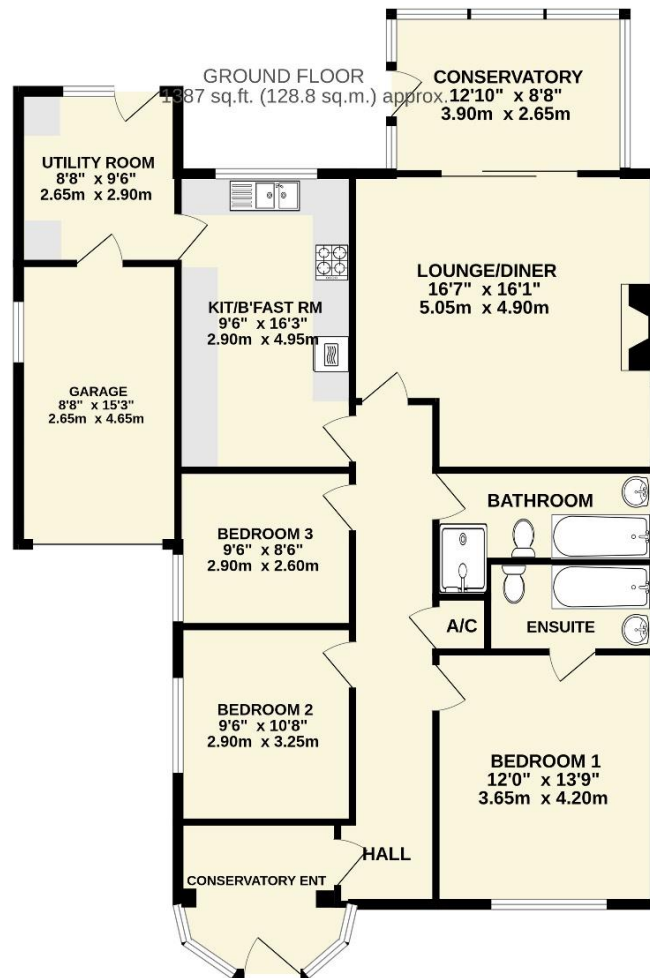
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is E.

**EPC:** E

**POSSESSION** Vacant possession on completion.

**REF:** DHS02235





TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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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**DIRECTIONS** Heading out of town, pass the Radway cinema on the left and continue for approximately half a mile passing Winslade Road on the left. Continue to Exeter Cross following the road around to the right, signposted Sidbury and Honiton and pass Livonia Road on the right. The next turning left is St Martins Close. Follow the driveway in and around St martins Court and the bungalow 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.



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