



 HARRISON  
LAVERS &  
POTBURY'S

2 Holly Court  
Newtown  
Sidmouth  
EX10 8QJ

£525,000 FREEHOLD

**A detached bungalow built in the mid 1990`s and situated in a superb location on the edge of the town centre, a short walk from all amenities and the seafront.**

Offered for sale with no on-going chain, the bungalow has gas central heating and double glazing and would perfectly suit those looking for a conveniently placed property, with low to no garden maintenance. In summary the accommodation comprises an entrance hallway with storage, leading to a sitting room with a westerly facing window and fireplace. Glazed doors open to the inner hallway, which in turn leads to separate dining room, with bay window and an adjoining kitchen, fitted with a range of units, integrated appliances and a window to the front, westerly aspect.

The main bedroom has built-in wardrobes, a bay window with southerly aspect and an en-suite bathroom. There is a second double bedroom with fitted wardrobes, bay window and an adjacent shower room. To the rear of the property and formerly the courtyard garden, there is now an impressive garden room with lantern window and patio doors onto a small patio. A connecting door gives access to the single garage where there is a wall mounted gas boiler and hot water cylinder.





The bungalow has a shallow frontage with a low wall and gate, whilst to the side and having a southerly aspect, is a small patio space next to the bay windows of the bedrooms. To this end, the property would ideally suit those looking to escape garden maintenance.

Holly Court is a gated development of just three detached bungalows, conveniently situated in a tucked away location less than half a mile from the seafront. As such, the property is within short walking distance of all town centre amenities, regular bus services and The Byes and River Sid.

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

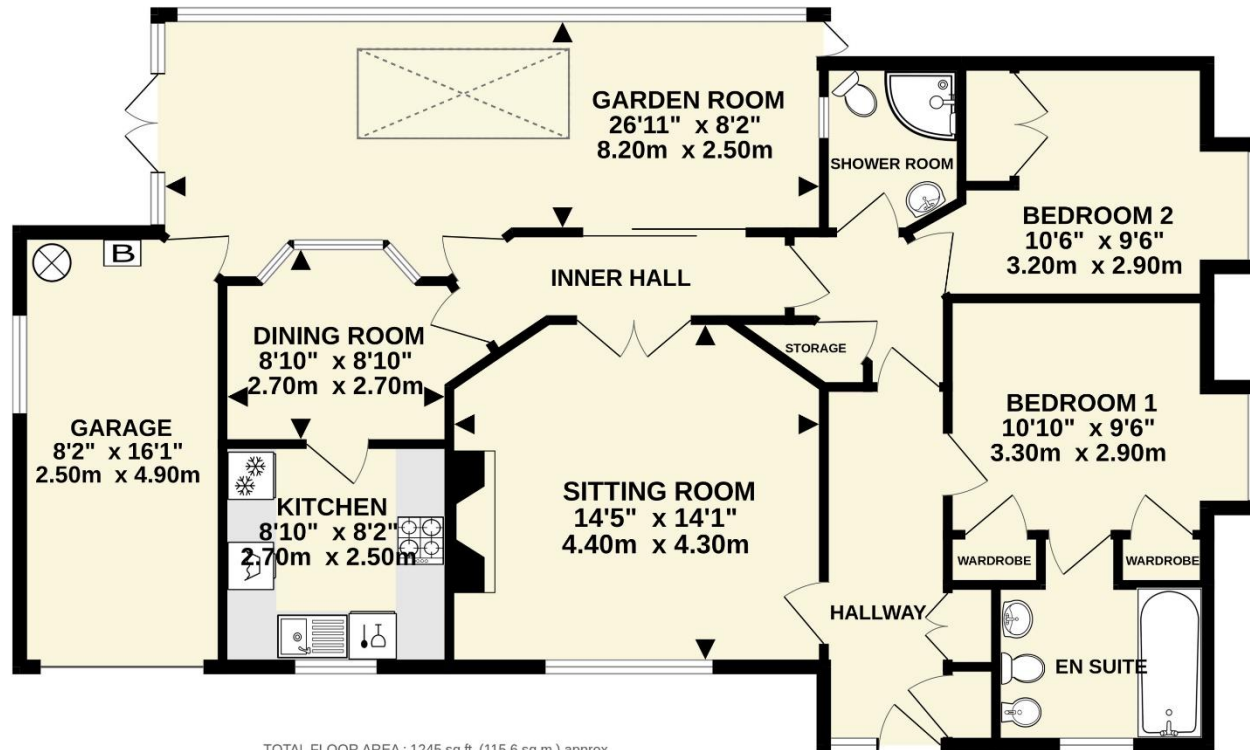
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02284**



GROUND FLOOR  
1245 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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** (On foot) From the top of the High Street by the post office, proceed away from the town centre, immediately turning right into Newtown. Follow the road and towards the bottom, on the right, is the gated driveway access to Holly Court. Access on foot is also possible via the pedestrian pathway on Newtown (which leads between the two rows of houses) and to the back gate of Holly Court.

**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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