



HARRISON  
LAVERS &  
POTBURY'S



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2 Lower Wheathill  
Sidmouth  
EX10 9UA

£650,000 FREEHOLD

**A four bedroom detached bungalow standing within gardens of around one third of an acre, offering much potential and with stunning views along Salcombe Hill.**

Offered for sale with no on-going chain and now in need of modernisation and refurbishment, is this mid-century detached bungalow with gas central heating and double glazed windows. The front elevation enjoys a south easterly aspect with glorious views to Salcombe Hill that can be enjoyed from the conservatory. A period front door opens into the entrance hallway which in turn leads to the sitting/dining room which has double aspect windows to the front and side and a period tiled fireplace. The kitchen is fitted with period units and retains the original larder.

An inner hallway leads to three double bedrooms, all enjoying the front facing aspect and views, a fourth single bedroom/study, a bathroom and separate WC. A pull-down ladder gives access to the loft space which is partially boarded and offers potential for conversion subject to any necessary consents.





The bungalow stands on a large plot of approximately one third of an acre, the majority of which is to the front of the property, having a south easterly aspect with views over The Sid Valley to Salcombe Hill beyond. To the rear is driveway parking for three cars, two garages, the largest measuring 11m x 2.8m (36'1 x 9'2). To the rear of the garages is a lawn garden and an area of hard standing.

Lower Wheathill is situated around one and a half miles from the town centre and seafront, a quarter of a mile from regular bus services on Sidford Road and around half a mile from both The Byes and River Sid and Waitrose. Sidmouth itself offers an excellent range of amenities including numerous independent shops and High Street chains, a theatre, cinema, indoor swimming pool, modern health centre and cottage hospital, rugby, and cricket clubs and an eighteen hole golf course.

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

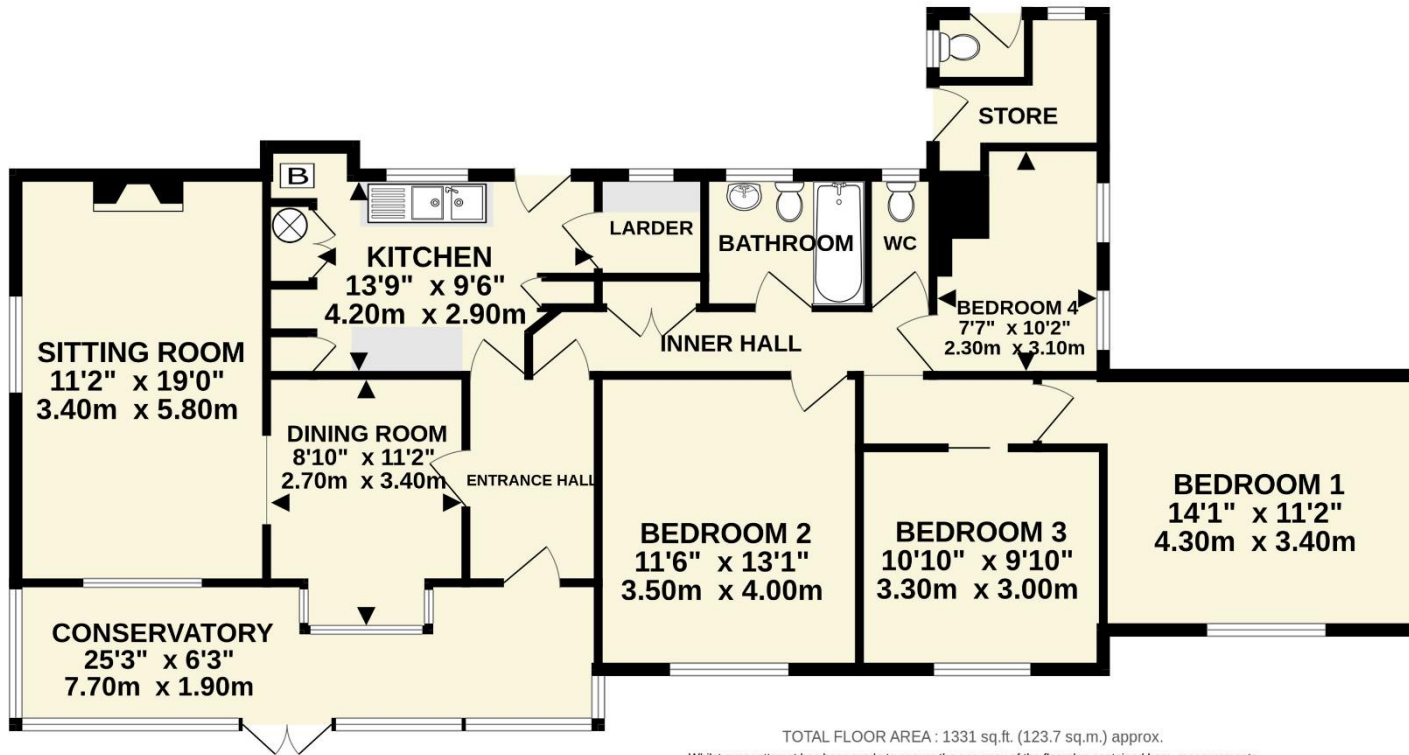
**EPC: E**

**POSSESSION** Vacant possession on completion.

**REF: DHS02286**



GROUND FLOOR  
1331 sq.ft. (123.7 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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 entering Sidmouth via the A3052 take Sidford Road at the cross road junction in Sidford. Follow the road for approximately half a mile, turning right into Manstone Mead, just before the pedestrian crossing. Take the first left into Manstone Lane, then the second right into Lower Wheathill and the property will be found immediately on the right.

**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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