



HARRISON
LAVERS &
POTBURY'S

5 Malden Close Sidmouth EX10 9LT

£535,000 FREEHOLD

A well presented detached bungalow offering spacious accommodation, with the added benefit of a loft room and situated in a cul de sac just a short walk from The Byes and River Sid.

Offered for sale in good decorative order and with gas central heating and double glazing, this bay fronted detached bungalow will suit retirees and families alike. A spacious entrance hallway has a storage cupboard that also houses a pressurised hot water cylinder and leads to the sitting room which features a bay window with south easterly aspect and a log burner. The kitchen/breakfast room is dual aspect with windows to the rear and side, is fitted with a range of units to include a Rangemaster gas/electric cooker and space for a dishwasher. An adjoining utility room has space for a washing machine and fridge/freezer and a cupboard houses the wall mounted gas boiler.

The main bedroom is a particularly good size, has the front facing south easterly aspect and a built in wardrobe. The second double bedroom looks into the rear garden and again has built in wardrobes. A modern shower room has a mains shower and under floor heating, as does the separate WC. A staircase rises from the hallway to the loft room which is of a good size, with a high vaulted ceiling, eaves storage and a Velux window, taking in a far reaching, southerly view.





The front of the property has a south easterly aspect with a large area of gravel parking for several vehicles leading to an attached garage with power and light. Situated directly opposite the property is an additional piece of land provides further off road parking or storage for a motorhome. To the rear and having a south westerly aspect, the garden has a large area of lawn bordered by mature beds and with two separate seating areas.

Malden Close is situated within a desirable area of Sidmouth, close to The Byes and River Sid and the regular bus services that run along Sidford Road. The property is situated within close proximity of Sidmouth College, ideal for those with children and is only a mile and a half from the town centre and seafront. Sidmouth offers a broad range of amenities to include numerous independent shops and High Street chains, Waitrose, Lidl, a theatre, cinema, modern health centre, cottage hospital and sports clubs to include rugby, cricket and an eighteen hole golf course.

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

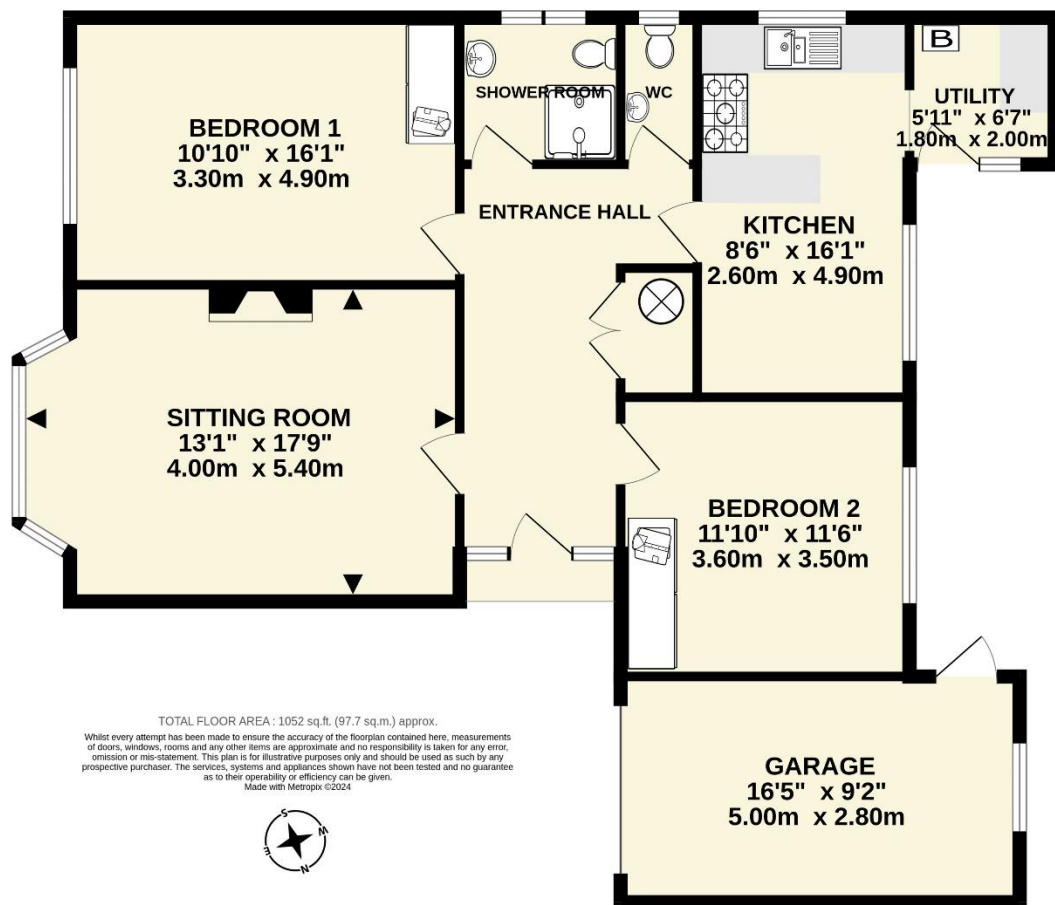
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02316



GROUND FLOOR



DIRECTIONS On approach to Sidmouth along the A3052 from Exeter, follow the road down to the crossroads at Sidford. Turn right onto Sidford Road, following the road for half a mile then turning left into Malden Road. Malden close is the first turning 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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