



 HARRISON  
LAVERS &  
POTBURY'S



Meadowsweet  
Sidcliffe  
Sidmouth  
EX10 9QA

£795,000 FREEHOLD

**An attractive detached bungalow situated in a sought after location to the east of the River Sid, only one mile from the town centre and seafront.**

Built in the early 1950's, this detached bungalow presents well throughout with double glazing and gas central heating. A porch entrance leads to a hallway with three storage cupboards, one housing the gas boiler and another, having loft access to boarded loft space with window and offering potential to convert, subject to any necessary consent. A double aspect sitting room has doors opening onto a terrace with a delightful view over the garden. The kitchen is fitted with a range of units to include a built-in electric hob, oven, microwave, plate warmer and with space for a dishwasher, fridge freezer and with under floor heating. An adjoining utility room has a WC, space for a washing machine and a connecting door to the garage which has power and light.

The main bedroom has a triple aspect and is currently used as a hobbies and music room. A second double bedroom has built in wardrobes and a glazed door opening onto the terrace.







Returning to the hallway there is a useful study area and lastly a well-appointed bathroom with under floor heating and a separate shower cubicle.

The property stands on a good size plot of approximately a quarter of an acre, mostly laid to lawn and with a south westerly aspect. The garden has a mature boundary, beyond which is land leading down to the River Sid, and as such gives the garden a high level of privacy and seclusion. A driveway provides off road parking in front of the single garage and there is also a garden shed.

Sidcliffe is a cul de sac located around one mile from the town centre and seafront, to the eastern side of The Sid Valley, on the lower slopes of Salcombe Hill. The position is highly sought-after, with properties in this area seeing the best of any afternoon and evening sunshine. Sidmouth is an unspoilt coastal town, offering an excellent range of amenities including numerous independent shops and High Street chains, Waitrose, Lidl, a theatre, cinema, a modern doctors surgery and cottage hospital, historic Regency esplanade and an eighteen hole golf course.



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

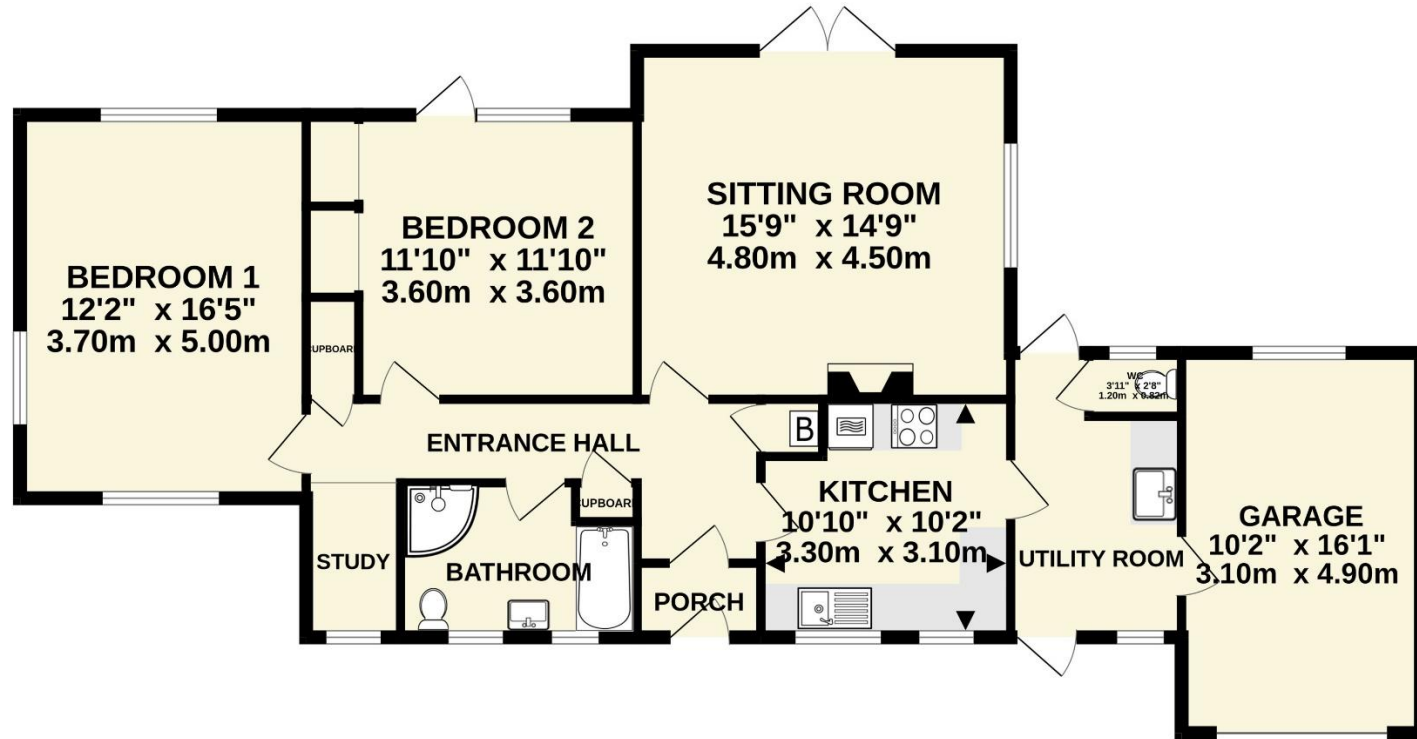
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02358**



## GROUND FLOOR



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 from Exeter, follow Sidford High Street to the cross roads at the centre of Sidford. Pass through Sidford, over the bridge and continue up the hill passing The Blue Ball Inn on the left. Take the next right onto Fortescue Road and after one mile turn right into Sidcliffe. The bungalow will be found 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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