



HARRISON  
LAVERS &  
POTBURY'S

60 Balfours  
Sidmouth  
EX10 9EG

£550,000 FREEHOLD

**A good size, detached bungalow situated in a convenient position towards the bottom of Balfours, close to a good range of amenities.**

Offered for sale with no on-going chain, the bungalow has gas central heating and double glazing. Once inside, an entrance hallway leads to a spacious, open-plan sitting/dining room with dual aspect windows and sliding doors into the rear garden. A connecting door from the dining area leads to the kitchen, which is fitted with a range of cream units with a built-in oven, electric hob and fridge. An adjoining utility room has space and plumbing for a washing machine and door to a separate Cloakroom/WC.

An inner hallway has an airing cupboard and leads to the main bedroom, which has a built-in wardrobe and a rear facing, south-easterly aspect. A second double bedroom, again has a built-in wardrobe and looks to the front aspect. The bathroom has a white suite to include fitted storage.

The bungalow stands on a level plot, with a low maintenance, attractive front garden and a driveway providing parking for two cars and leading to a single garage. To the rear a patio adjoins the back of the bungalow, extending to meet lawn garden, with well stocked beds and borders and having a south-easterly aspect.





The property occupies a convenient position, next to a regular bus route and just a short walk from a good range of day to day amenities including Woolbrook News and Lidl supermarket. Balfours is situated in the popular Woolbrook area of Sidmouth and is around a mile and a quarter from the seafront. The unspoilt, coastal town of Sidmouth has numerous independent shops and High Street chains, a cinema, theatre, modern doctors surgery, cottage hospital, Waitrose 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 E.

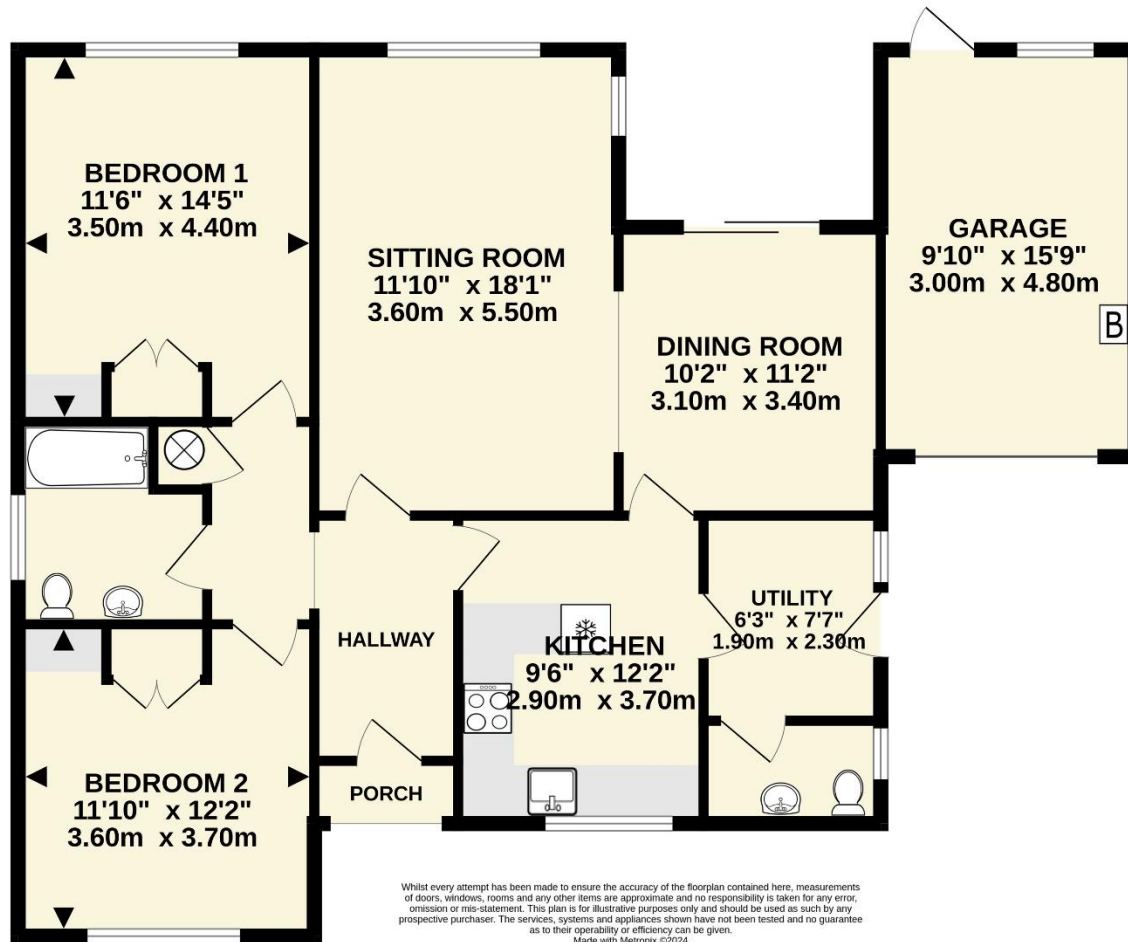
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02362**



## GROUND FLOOR



**DIRECTIONS** On entering Sidmouth via the A3052 from Exeter, pass the junction at The Bowd Inn and continue, taking the next right into Woolbrook Road. Follow the road for just under one mile, turning right into Balfours, opposite The Balfour Arms. The bungalow will be found immediately 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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