



HARRISON  
LAVERS &  
POTBURY'S



# 3 Holly Court Newtown Sidmouth EX10 8QJ

£495,000 FREEHOLD

**Situated on the edge of the town centre, a two bedroom detached bungalow with patio garden and garage.**

Holly Court comprises three detached bungalows which were constructed in the mid 1990's. The town centre and seafront are within a short walk and offer an excellent range of facilities along with bus services to the surrounding area.

Offered for sale with no on-going chain, the bungalow was designed with low maintenance in mind, having brick elevations and a paved area of garden.

The property offers well presented accommodation, benefitting from having gas fired central heating and uPVC double glazed windows.

On entering the property, a spacious reception hall has a useful coats cupboard off and the sitting room is well proportioned, having a fireplace with fitted gas fire. The dining room enjoys a southerly aspect with sliding patio doors and adjoining this is the kitchen which offers an excellent range of storage units along with worksurfaces and integrated appliances comprising an oven, gas hob, cooker hood, dishwasher, washing machine and fridge/freezer.







The main bedroom has a built-in wardrobe along with a door to a small courtyard area and there is an en suite bathroom which has fully tiled walls and floor and comprises a bath, wash basin, bidet and WC. An inner hall gives access to the second bedroom and a separate shower room which is fitted with a white suite comprising a corner shower cubicle, WC and wash basin.

Adjoining the south east side of the bungalow is a good size patio garden surrounded by a wall and decorative railings and a side pathway leads around to the rear of the bungalow, where there is a small bin store. The integral garage has an electric 'up and over' door and has power, shelving along with access to the roof space.

Holly Court is a gated development and is tucked away in a quiet location. However, the town's amenities are close by and an entrance to The Byes and River Sid are also within a short walk.

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

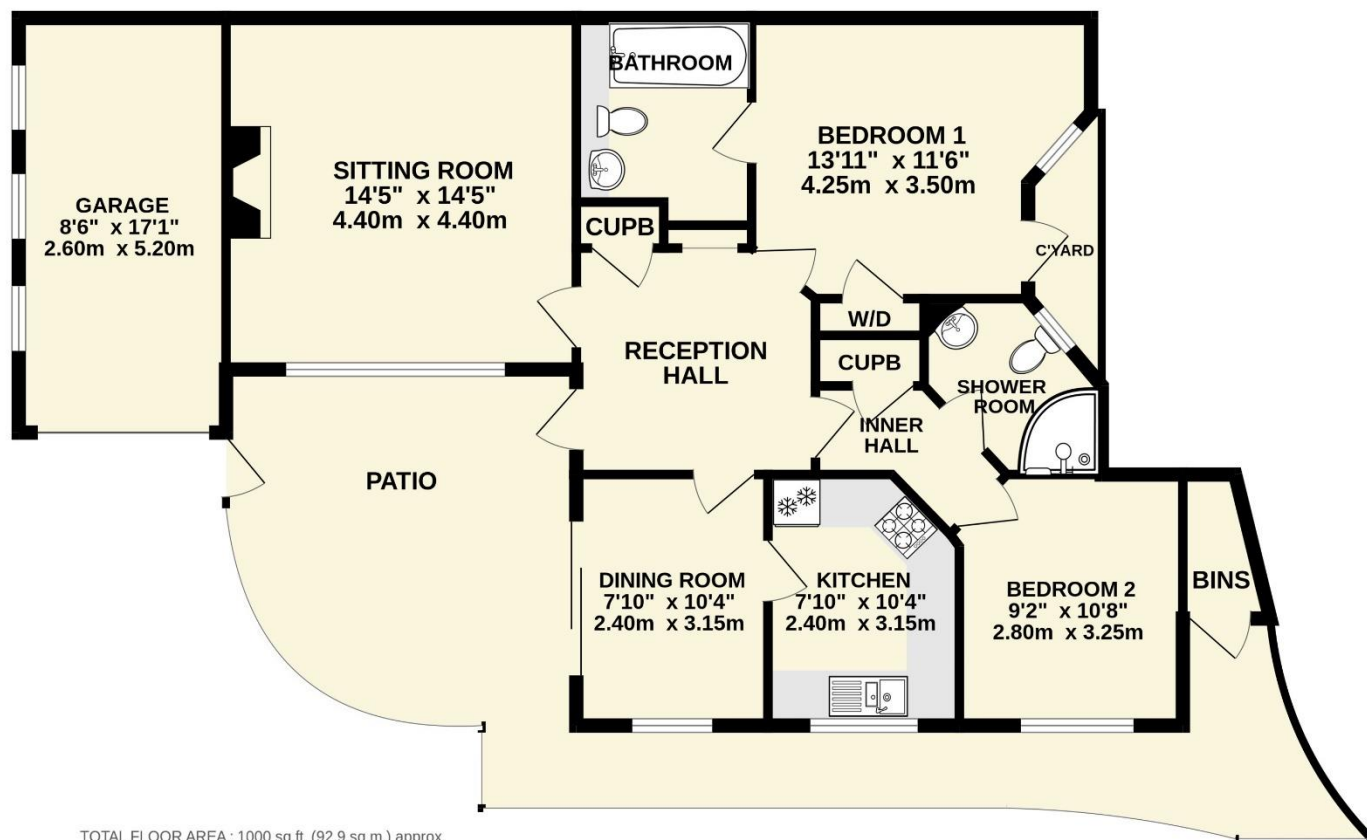
**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02349**



GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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 take the first turning right into Newtown. Follow this road towards the bottom and on the right is the gated driveway for Holly Court. Access on foot is also possible via the pedestrian pathway on Newtown (which leads between the two rows of houses on the right) 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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