



8 Brownlands Close
Sidmouth
EX10 9AS

Guide Price
£750,000 FREEHOLD

A spacious, extended detached bungalow with versatile accommodation situated in a much sought after location with fine south west facing views over the Sid Valley.

Offered for sale with no-ongoing chain, this detached bungalow has gas central heating and double glazing. Once inside, the entrance hallway has storage and access to the loft space. The sitting dining room is triple aspect, with sliding doors looking west, taking full advantage of the fine view over Sidmouth towards Muttersmoor. A dual aspect study could be used as an occasional bedroom and a large, double glazed conservatory has a vaulted roof and enjoys the westerly views and opens onto the terrace. The separate kitchen also enjoys the westerly aspect and is fitted with a range of units with a built-in gas hob, oven and grill.

The main bedroom is dual aspect with views into the rear garden, built-in wardrobes and an en-suite shower room. The second bedroom makes for a superb guest bedroom with an en-suite shower room. There is also a connecting door to a useful utility room with space for the usual appliances and a wall mounted gas boiler. There is a third, double bedroom with built-in wardrobes and across the hallway, a main bathroom.





The property stands on an attractive and good size plot with a brick paviour driveway providing off-road parking for three cars. The gardens are beautifully landscaped to the rear, offer a high degree of privacy with a decked and paved terrace stretching across the full width of the bungalow, making the most of the south westerly aspect and lovely views over Sidmouth and along Muttons Moor. Steps descend to a lawn garden with flower and gravel beds with fenced boundaries.

Brownlands Close lies within East Devon's Area of Outstanding Natural Beauty, is walking distance from The Byes and River Sid and less than one mile from the town centre and seafront. Sidmouth offers a broad range of amenities, to include numerous independent shops and High Street chains, a stunning Regency Esplanade, theatre, cinema, excellent bus services, Waitrose, Lidl, a modern doctors surgery and cottage hospital.

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

EPC: TBA

POSSESSION Vacant possession on completion.

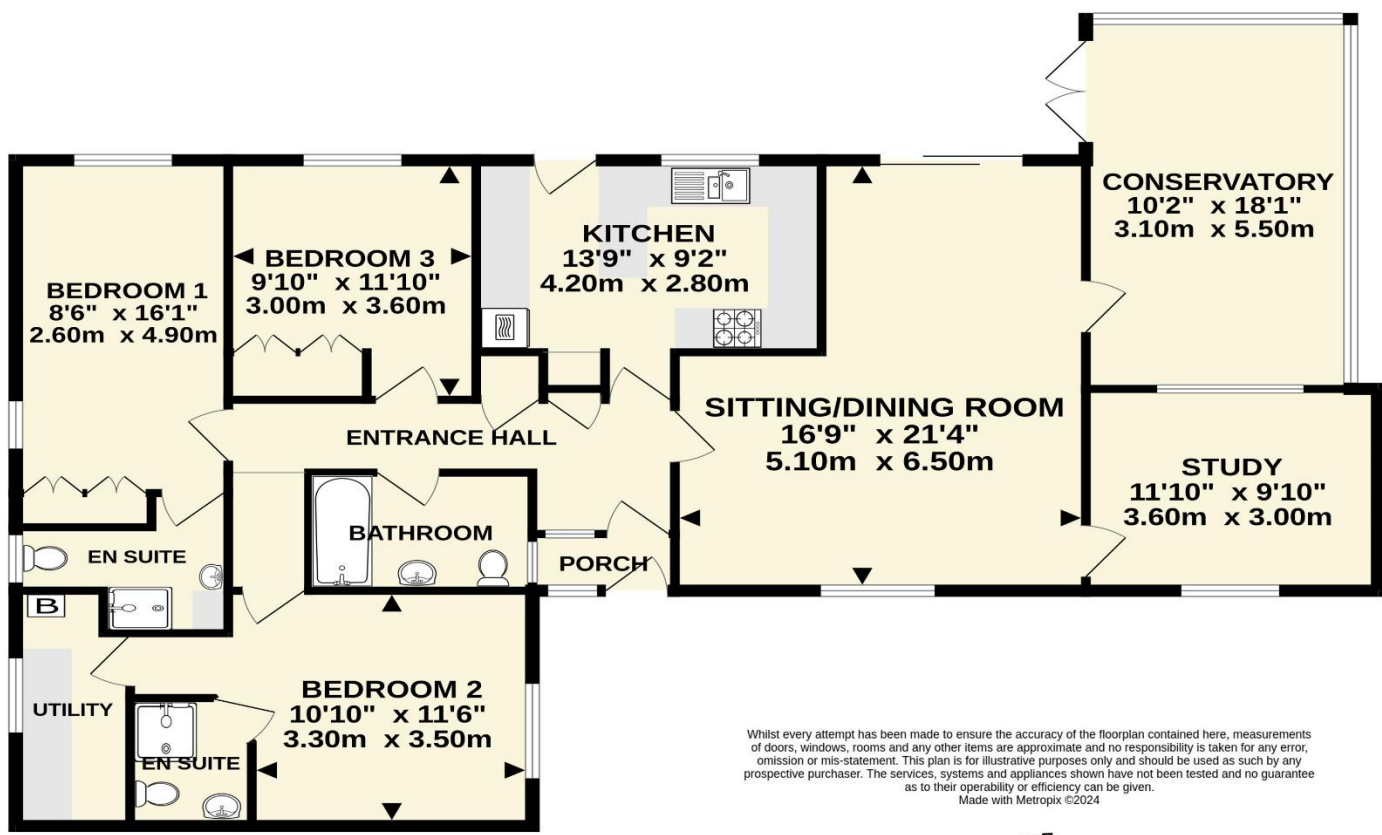
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DIRECTIONS On entering Sidmouth via the A3052 from Exeter, pass the Bowd junction and Kings Garden Centre, following the road down to the crossroad junction at Sidford. Continue straight across, staying on the A3052, driving through Sidford and passing the Blue Ball Inn on the left. Take the next right onto Fortescue Road, follow the road for a mile and a quarter, then turn left into Brownlands Road. Follow the road up the hill, taking the second right into Brownlands Close.

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.



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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