



61 Primley Road  
Sidmouth  
EX10 9LH

£450,000 FREEHOLD

**A detached bungalow offered for sale with no on-going chain and now in need of modernisation and refurbishment, situated in a popular location close to the Byes and River Sid.**

This detached bungalow is offered for sale with no on-going chain, has double glazing and electric, night storage heating. The property now requires modernisation and refurbishment and as such, has tremendous potential. A porch leads to the entrance hallway, where there is a storage cupboard and airing cupboard housing the hot water cylinder. The sitting room has a front facing, easterly aspect, the separate kitchen, looking south, has a range of fitted units with space for an electric cooker, washing machine and fridge.

Bedrooms one and two are good size, double rooms, both looking into the rear garden, in a westerly direction. Lastly, is a bathroom and separate WC.

The bungalow stands on a level plot, with an east facing aspect to the front, low maintenance gravel garden and driveway leading to a single garage. To the rear the garden enjoys a westerly aspect, is gravelled for ease of maintenance, with a patio adjoining the back of the property.





Primley Road is a sought after address, due to its proximity to The Byes and River Sid and is close to regular bus services running along Sidford Road. The town centre and seafront are less than one and a half miles away, where there are numerous independent shops and High Street chains, a cinema, theatre and the unspoilt Regency Esplanade. This popular town also has Waitrose, Lidl, a modern doctors surgery, cottage hospital, popular schools, 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: F**

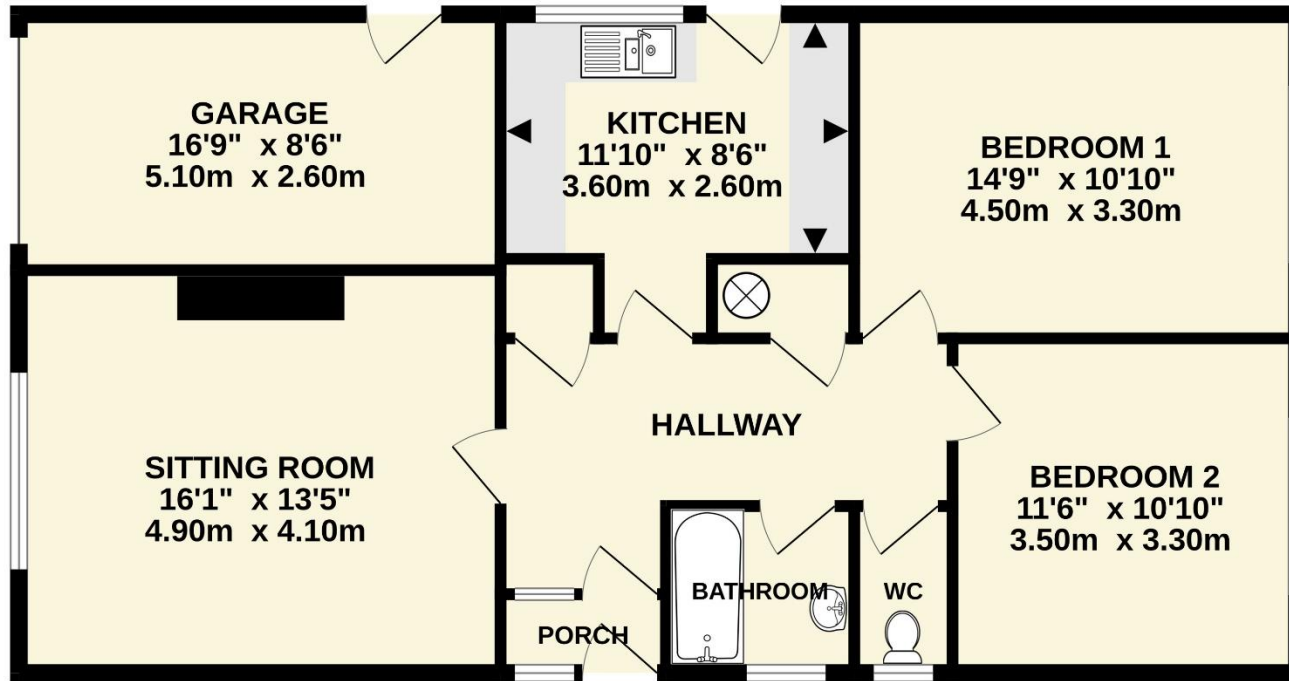
**POSSESSION** Vacant possession on completion.

**REF: DHS02355**

**DIRECTIONS** On entering Sidmouth on the A3052 from Exeter, follow Sidford High Street down into Sidford and at the crossroad junction, turn right to join Sidford Road. Follow the road for around three quarters of a mile, then turning left into Primley Road. Take the next left, follow the road towards Sidmouth College, the bungalow will then be found on the left.



## 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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**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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