





The Heys  
2 Green Mount  
Sidmouth  
EX10 9DB

£765,000 FREEHOLD

**Enjoying lovely views in a westerly direction and with a private garden, a three bedroom, detached bungalow offering well presented accommodation.**

This attractive, detached bungalow enjoys a tucked away location within a popular and sought after residential area. Within a few minutes walk is Sid Lane which gives direct access to The Byes, a delightful riverside walk and cycle track leading to Sidmouth's town centre and seafront, which is a little over half a mile away.

The rear of the bungalow and garden enjoy a west aspect and therefore pick up the late evening sun and also takes full advantage of some lovely views across the valley to Muttersmoor.

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

A feature of the property is the spacious kitchen/dining/garden room which takes full advantage of the westerly aspect and views across the valley, the dining/garden room having a vaulted ceiling with Velux window and sliding patio doors. The kitchen area is extensively fitted with a range of matching units and work surfaces and there are integrated appliances to include a double oven, ceramic hob and cooker hood along with a fridge, freezer and dishwasher.







On entering the bungalow, the reception hall has a coats and airing cupboard off and the triple aspect sitting room enjoys a lovely view with two sets of French doors and a feature stone fire surround.

There are three bedrooms, the master having fitted wardrobes and an en-suite shower room and there is also a second shower room which has part-tiled walls and tiled floor and comprises a large walk-in shower, wash basin and WC.

The gardens are most attractive, the majority being to the rear providing lots of privacy and enjoying the westerly aspect. There is a central area of lawn with adjoining borders containing shrubs and ornamental trees to provide interest and colour throughout the year. Adjoining the rear of the bungalow is a raised terrace and patio area taking full advantage of the views. There is also a timber garden shed, along with further areas of garden to both sides and the front.

A driveway provides parking and gives access to a large, integrated storage area (part of the original garage). This has an electric roller door and has storage cupboards and space for appliances and also houses the wall mounted gas fired boiler.



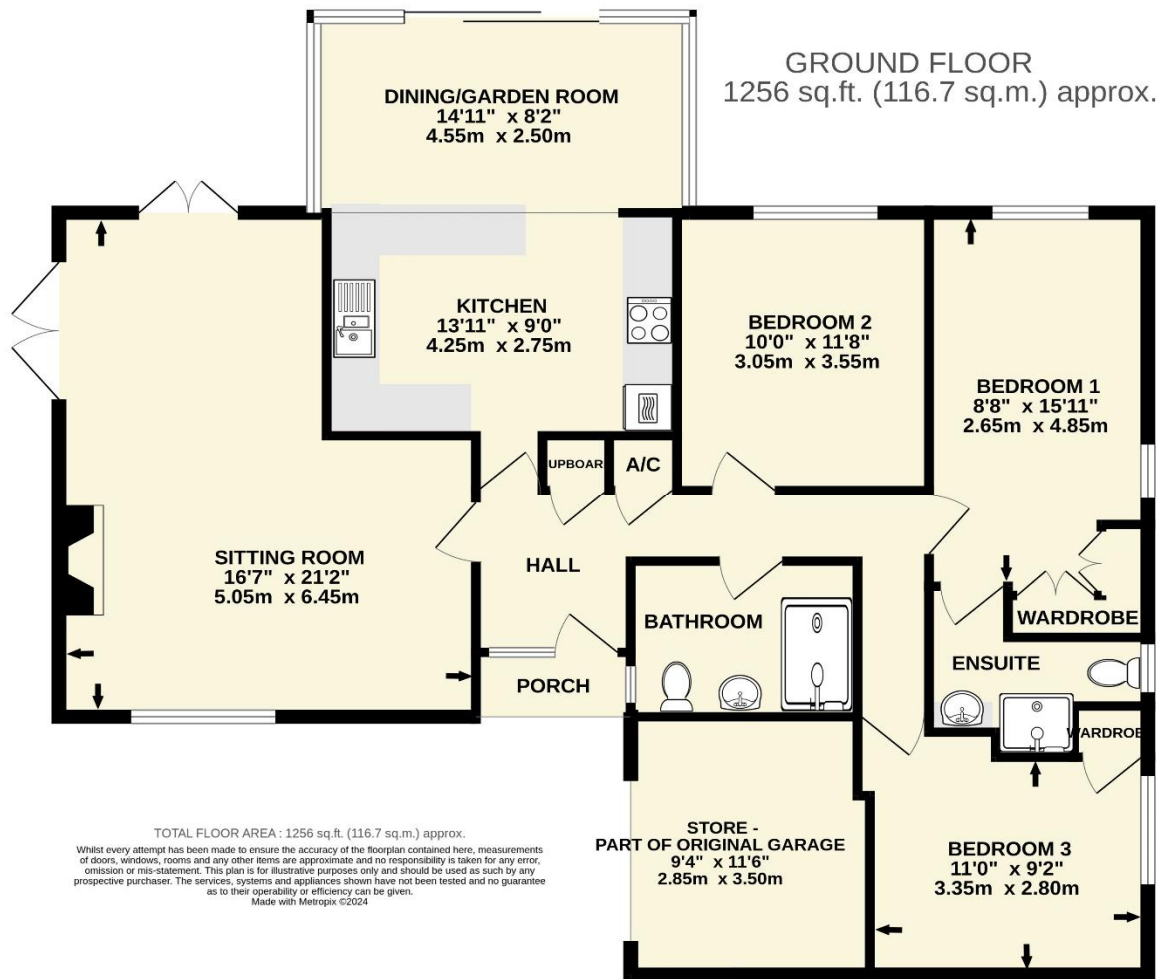
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is F.

**EPC:** TBA

**POSSESSION** Vacant possession on completion.

**REF:** DHS02391





**DIRECTIONS** Turn right opposite the Radway cinema into Salcombe Road, continuing over the River Sid and follow the road around to the left into Sid Road. Continue for approximately a third of a mile passing Sid Lane on the left and take the next right turn into Sidgard Road. Green Mount is the first left off Sidgard Road and the shared driveway to The Hayes will be seen almost 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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