



Tor Vista
10 Yardlands
Sidmouth
EX10 9LJ

£565,000 FREEHOLD

Enjoying some lovely views towards Salcombe Hill and situated in a popular residential area, a two bedroom detached bungalow with garden and garage.

Offered for sale with no on-going chain, this attractive detached bungalow occupies a slightly elevated position and is within walking distance of local bus services along with local shopping facilities at Woolbrook. Sidmouth's town centre and seafront are a mile and a quarter away and The Byes, a delightful riverside walk and cycle track is also within walking distance.

The property is now in need of general modernisation throughout. Gas fired central heating and double glazed windows are installed.

On entering the property via an entrance porch there is a spacious reception hall. The sitting room enjoys a dual aspect with bay window, having views to Salcombe Hill and there is a tiled fireplace with a gas fire. The kitchen is to the rear of the bungalow and overlooks the garden and adjoining this is a dining room which has sliding patio doors. The kitchen is fitted with a range of matching units and worksurfaces and there is a freestanding electric cooker with cooker hood over and a freestanding fridge/freezer.





Adjoining the kitchen is a rear lobby with boiler/storage cupboard off and this leads into a conservatory area with a door to the rear garden.

There are two double bedrooms, the main bedroom having views towards Salcombe Hill and the second bedroom has an en-suite cloakroom fitted with a WC and wash basin. In addition to this is a separate bathroom and separate WC.

The property occupies a gently sloping site with mature gardens to both the front and rear. The front garden comprises mainly paved areas and shrub borders and there are gates to either side of the bungalow accessing the rear garden. The rear garden is enclosed and mainly laid to lawn and being slightly elevated enjoys views towards Salcombe Hill. A driveway provides parking and gives access to the integral single garage.

Sidmouth is a popular and unspoilt coastal town with a delightful Regency esplanade, Waitrose, cinema, theatre, modern doctors surgery, cottage hospital and sports clubs to include rugby, cricket, football and an eighteen hole golf course.

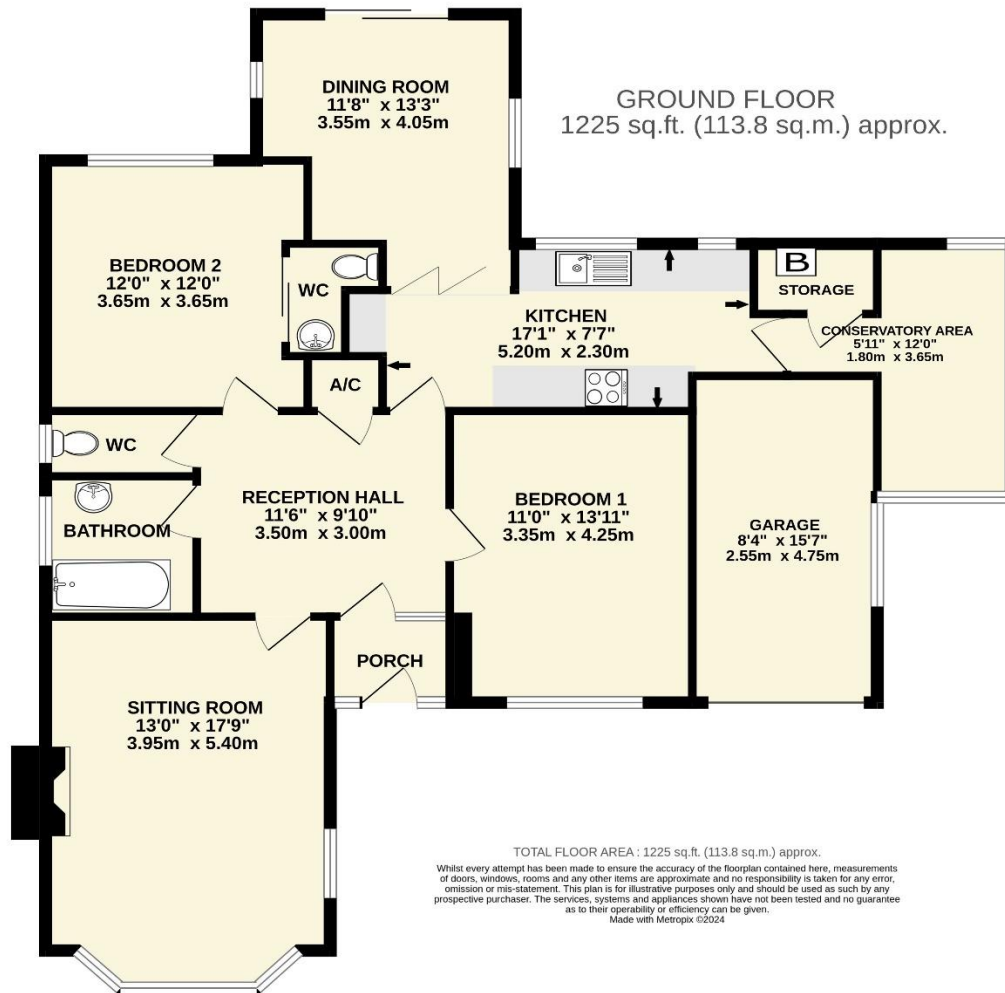
OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02397





DIRECTIONS leaving the town centre passing the Radway cinema on the left, continue for approximately three quarters of a mile and at Exeter Cross bear right, signposted Sidbury and Honiton. Continue passing Coulsdon and Primley Road on the right and take the next turning right into Yardlands.

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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