



HARRISON  
LAVERS &  
POTBURY'S



39 Coulsdon Road  
Sidmouth  
EX10 9JP

£525,000 FREEHOLD

**Occupying a level site within a few minutes walk of The Byes, a two bedroom detached bungalow with two garages.**

The property is conveniently situated in one of Sidmouth's more popular areas and is within almost level walking distance of local amenities and bus services along with an entrance to The Byes, a delightful riverside walk and cycle track leading to the town centre.

The property occupies a corner site, with the majority of the garden being to the rear and enjoying privacy. The gardens are mainly laid to lawn with adjoining shrub borders and there are various patio areas along with a uPVC double glazed summerhouse, which is now in need of repair. There is the original integral garage which has a personal door into the bungalow and in more recent years a larger garage has been built within the rear garden and has a further adjoining driveway.

On entering the bungalow an entrance hall has a cloaks and an airing cupboard off and the lounge/dining room is of a good size enjoying a lovely south and easterly aspect with wide bay window and a tiled fireplace with gas fire.

The kitchen connects to the entrance hall, along with the lounge/dining room and has a range of storage units along with worksurfaces and there is a built in split level oven, gas hob and cooker hood. Adjoining the kitchen is a rear lobby and WC. The rear lobby gives direct access into the integral garage and the rear garden.







There are two bedrooms, one having a fitted wardrobe and there is a separate shower room comprising a shower cubicle, wash basin and WC.

The property is now in need of modernisation throughout. UPVC double glazed windows and gas fired central heating are installed, the gas boiler being housed in the integral garage.

Coulsdon Road is a little over a mile from Sidmouth's town centre and seafront, where there are an excellent range of facilities. Within a quarter of a mile is Woolbrook where there is a range of shopping facilities and bus services.

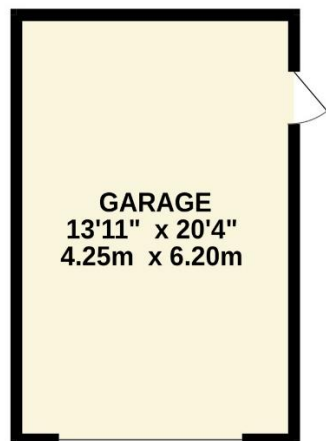
**OUTGOINGS** We are advised by East Devon District Council that the council tax band is E.

**EPC: D**

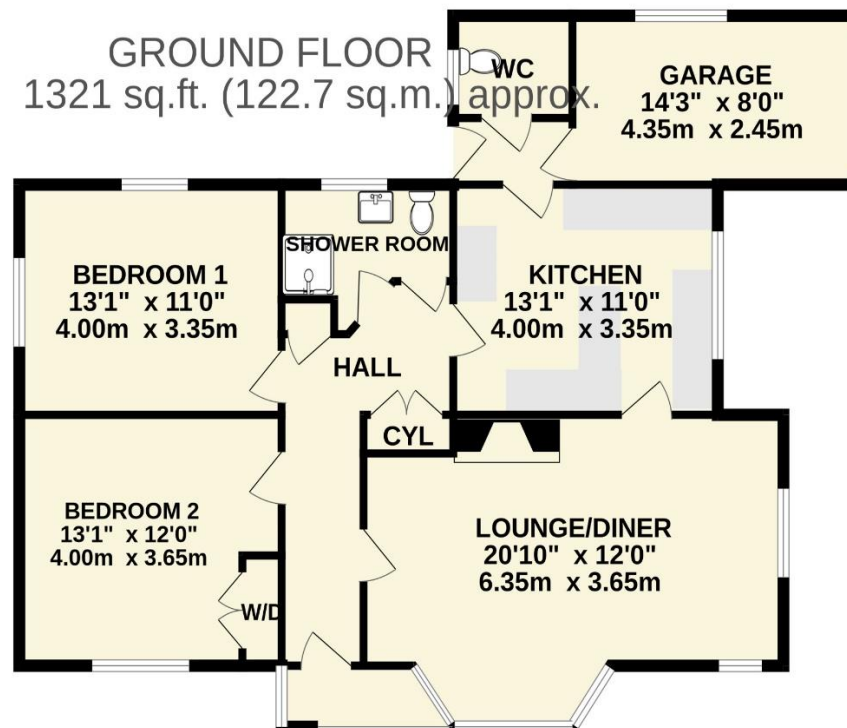
**POSSESSION** Vacant possession on completion.

**REF: DHS02430**





## GROUND FLOOR 1321 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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** Leaving the top of the High Street passing the Radway cinema on the left, continue for approximately three quarters of a mile. At Exeter Cross, follow the road around to the right, signposted Sidbury and Honiton. Pass Livonia Road on the right and the next road on the right is Coulsdon Road. Follow Coulsdon Road to the bottom and around to the left passing Livonia Road on the right. The bungalow 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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