



HARRISON  
LAVERS &  
POTBURY'S

## 2 Salcombe Hill Close Sidmouth EX10 8JB

£1,000,000 FREEHOLD

**Situated on the lower slopes of Salcombe Hill and within a short walk of the town centre, a spacious three/four bedroom, detached chalet bungalow.**

The property enjoys a westerly aspect with views across the town towards Muttersmoor and is set in a little over a third of an acre of garden. The gardens are gently sloping and have been well maintained with areas of lawn and shrub borders to both the front and rear. To one side a driveway provides ample parking and turning and gives access to a detached, double garage.

The town centre and seafront are within walking distance and offer an excellent range of facilities along with bus services to the surrounding area. Also nearby is an entrance into The Byes, a delightful riverside walk and cycle track.

The majority of the accommodation is to the ground floor. However, in more recent years part of the roof space was converted and has provided a master bedroom which enjoys a southerly aspect and has fitted wardrobes and an en-suite bathroom.

A recessed porch opens into the main reception hall which has a vaulted ceiling, Velux window and the stairs rising to the upper floor. The sitting room has a west aspect with french doors opening on to a paved terrace and glazed double doors lead to the dining room which has storage cupboards and shelving and opens into the conservatory and the kitchen. The conservatory is of a good size and is uPVC double glazed with French doors to the garden.





The kitchen is extensively fitted with a range of matching storage units, granite worktops and includes a central island unit. Integrated appliances comprise split-level oven, ceramic hob, cooker hood, larder fridge, slim-line dishwasher and microwave.

Adjoining the kitchen is a useful utility room offering further storage, a sink unit and space and plumbing for a tumble drier and freezer. There is also a back door to the garden and a door leading to a study/bedroom four which enjoys a southerly aspect.

From the main reception hall an inner hall provides further storage and gives access to two double bedrooms, bedroom two enjoying a lovely south-westerly aspect with views to Muttersmoor and also has fitted wardrobes. Between the two bedrooms is a shower room and separate WC, the shower room having a shower cubicle, wash basin and WC with vanity cupboards.

The property also benefits from having uPVC double glazed windows and gas fired central heating, the boiler being positioned in the utility room.

Adjoining the front of the property is a raised terrace which takes full advantage of its west aspect and is ideal for a table and chairs and entertaining.

The gardens are mainly laid to lawn with adjoining well stocked borders and there are mature boundaries. To the rear of the property there are extensive patio areas with a pathway winding into a raised area of lawn, all providing lots of seclusion and privacy.







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

**POSSESSION** Vacant possession on completion.

**EPC: C**

**REF: DHS02442**

**DIRECTIONS** At the Radway cinema turn right into Salcombe Road and continue over the River Sid, following the road around to the left. Take the next turning right into Salcombe Hill Road and right again into Hillside Road. Within 50 yards the shared driveway to this property will be seen on the left.

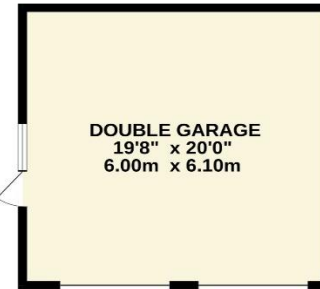
**VIEWING** Strictly by appointment with the agents.



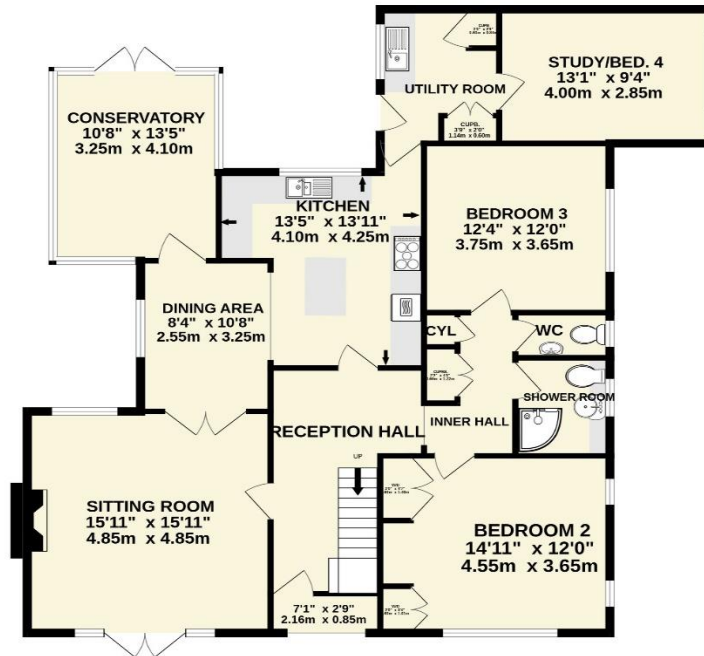
**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to 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.

TOTAL FLOOR AREA: 2147 sq.ft. (199.5 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.  
Made with Metropix ©2024



GROUND FLOOR  
1837 sq.ft. (170.7 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

