



HARRISON  
LAVERS &  
POTBURY'S

10 Newlands Road  
Sidmouth  
EX10 9NL

£495,000 FREEHOLD

**A detached 1930s dormer bungalow with flexible accommodation and occupying a pleasant location with fine views to Salcombe Hill.**

Offered for sale with no ongoing chain is this attractive bay fronted detached bungalow with gas central heating and double glazing. Once inside, the entrance hallway has good storage, modern WC and a rear door leading to the conservatory. The kitchen/breakfast room has a rear facing bay window with a fine view to Salcombe Hill and is fitted with a range of units to include a built in dishwasher, fridge, freezer, oven, grill and electric hob. An adjoining utility room provides additional appliance space, houses a wall mounted gas boiler and a door to the side of the property. The sitting room is a pleasant triple aspect room with west facing bay window to the front with sliding doors opening into the conservatory. The conservatory looks easterly with a fine view to Salcombe Hill. Bedroom one is a good sized room with a west facing bay window and lastly on the ground floor there is a modern well appointed shower room.

On the first floor, bedroom two has a rear facing dormer window with a fabulous view of Salcombe Hill, a built in wardrobe and storage. Bedroom three is another good sized bedroom it too having a rear facing window with view along Salcombe Hill. Finally, there is a useful storage room that could also serve as a study albeit with limited head height.





Outside, the bungalow stands on an attractive mature plot with driveway and hard standing to the front providing good off road parking leading to a single garage with electric door. To the rear, the east facing garden is well enclosed with modern resin pathway and patio adjoining the bungalow and extending to the south elevation at the side. The remaining garden comprises mature beds and borders with further patio areas and a timber garden shed.

Newlands Road is a popular address only half a mile from the Byes and River Sid, Sidford and Waitrose and is less than two miles from the town centre and seafront. Regular bus services are within short walking distance on Sidford Road. Sidmouth is an unspoilt town on the Jurassic coastline with numerous independent shops and high street chains, cafes and restaurants.

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

**EPC:** D

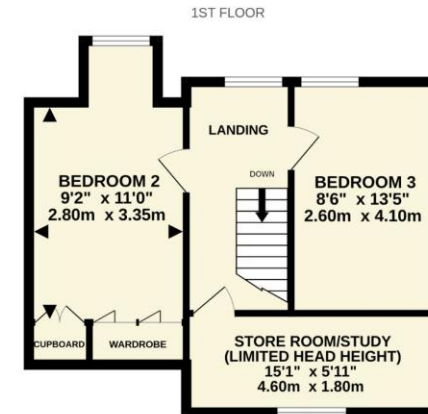
**POSSESSION** Vacant possession on completion.

**REF:** DHS02465

**DIRECTIONS** On approaching Sidmouth via the A3052 from Exeter pass the Bowd Inn and Kings Garden Centre on the left. Follow Sidford High Street passing Waitrose on the right and continue down to the crossroad junction at Sidford. Turn right to join Sidford Road and after a third of a mile turn right into Newlands Road. Follow the road up and around to the right whereupon the property will be found on the right hand side.

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





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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**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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