



HARRISON
LAVERS &
POTBURY'S

3 Glebelands
Sidmouth
EX10 8UB

£700,000 FREEHOLD

Enjoying superb views over the valley and to the sea, a spacious detached bungalow, conveniently situated for the town centre.

This attractive detached bungalow occupies a slightly elevated position in a popular residential area, being within walking distance of the town centre and sea front which offer an excellent range of facilities including regular bus services to the surrounding area.

The bungalow is set in well maintained gardens and to one side there is a driveway providing ample parking and giving access to an integral single garage. The front of the bungalow takes full advantage of the views and as you enter, an entrance porch leads into a spacious reception hall which has a built-in coat/storage cupboard along with a linen cupboard with radiator. A well proportioned sitting room enjoys a lovely dual aspect with wide bay window and also features a polished stone fireplace and gas fire.

The kitchen/dining room has an outlook to the rear garden and offers a range of matching storage units and worksurfaces and there is a built-in electric oven, gas hob and cooker hood along with a freestanding dishwasher and fridge/freezer. There is also a built-in larder with shelving along with a rear lobby with back door and large utility cupboard which houses the washing machine and gas fired boiler.





A conservatory with vaulted ceiling is accessed via both the kitchen and sitting room and has uPVC double glazed windows and French doors to a south facing patio area.

The two double bedrooms, both have built-in wardrobes, the rear bedroom having an en suite shower room and the front bedroom enjoys a dual aspect and the views. There is also a separate family bathroom which is fitted with a bath, separate shower cubicle, WC and wash basin and along with the en suite shower room, is fitted with a white suite.

Gas fired central heating and uPVC double glazing is installed.

The gardens are well maintained and provide lots of interest and colour throughout the year. The front garden has been designed for ease of maintenance, with large gravelled areas and numerous inset shrubs and ornamental trees. Steps and a pathway lead through the garden giving access to the front door and there is access to both sides of the bungalow via gates.

The rear garden enjoys a south and westerly aspect, offering a good degree of privacy with large sweeps of lawn and adjoining borders containing numerous shrubs and trees. There are paved pathways and adjoining the conservatory to the south side is a patio area which is ideal for entertaining.

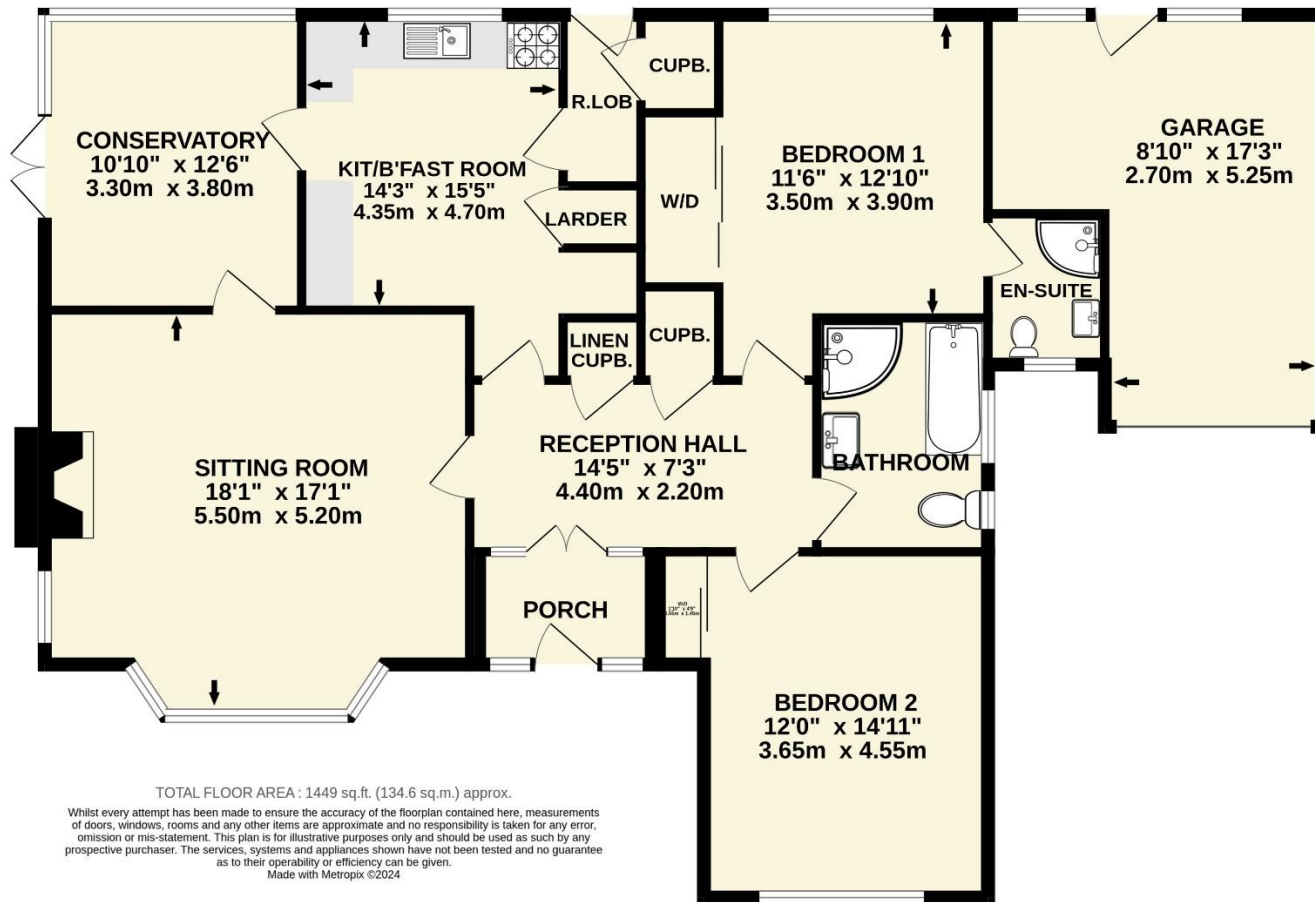
The integral garage is L shaped with an electric roller door to the front along with storage cupboards, shelving and access to the roof space via a sliding ladder.

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

EPC: D



GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



POSSESSION Vacant possession on completion.

REF: DHS02469

DIRECTIONS Leaving the top of the High Street, pass The Radway cinema on the left and take the third turning left into Victoria Road. Continue to the end of Victoria Road carrying straight on into Glebelands.

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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