



HARRISON
LAVERS &
POTBURY'S

9 Yardlands Sidmouth EX10 9LJ

£650,000 FREEHOLD

A beautifully presented detached bungalow situated in a desirable location, close to The Byes and River Sid. Much improved since 2023 and standing on a larger than average plot with fine views to Salcombe Hill.

Offered for sale with no chain and presented in attractive modern order throughout, this detached bungalow provides flexible accommodation of good proportion and has been the subject of comprehensive refurbishment since 2023. The property was rewired, triple glazing installed to the front elevation, a replacement combination boiler along with a well appointed kitchen, utility room and bathroom.

A porch entrance leads to a spacious hallway with airing cupboard. The sitting room, dining room and kitchen are all to the rear of the property and take in a fine easterly view to Salcombe Hill. The sitting room has a deep bay window with patio door and is open plan to the dining room, with a door returning to the hallway. As such this room could be separated to create a third bedroom/study. The kitchen is fitted with a good range of units to include a built in induction hob, twin ovens and with space for a dishwasher and fridge/freezer. An adjacent utility room matches the kitchen with space for a washing machine and chest freezer, has a WC off and a door into the rear garden.





The main bedroom is a good size, there is a second double bedroom and a well appointed bathroom, having a mains shower over the bath with attractively tiled walls and floor.

The bungalow stands on a larger than average plot, close to a quarter of an acre in size with driveway parking leading to a single garage with power, light and pull-down ladder to the loft space. The front garden is laid to lawn with gravel borders and a low brick boundary wall. To the rear, a paved patio adjoins the back of the bungalow and leads to a dual aspect study that again enjoys a fantastic view to Salcombe Hill. The large rear garden is predominantly laid to lawn and enjoys a south easterly aspect.

Yardlands is a sought after address, situated less than a mile and a half from the town centre and seafront and only a third of a mile from The Byes and River Sid. Regular bus services run along the adjoining Sidford Road and the property is within three quarters of a mile of Waitrose, Lidl, Sidford, Sidmouth College and local primary schools. Sidmouth is an unspoilt town on the Jurassic Coast, approximately 12 miles from the city of Exeter.



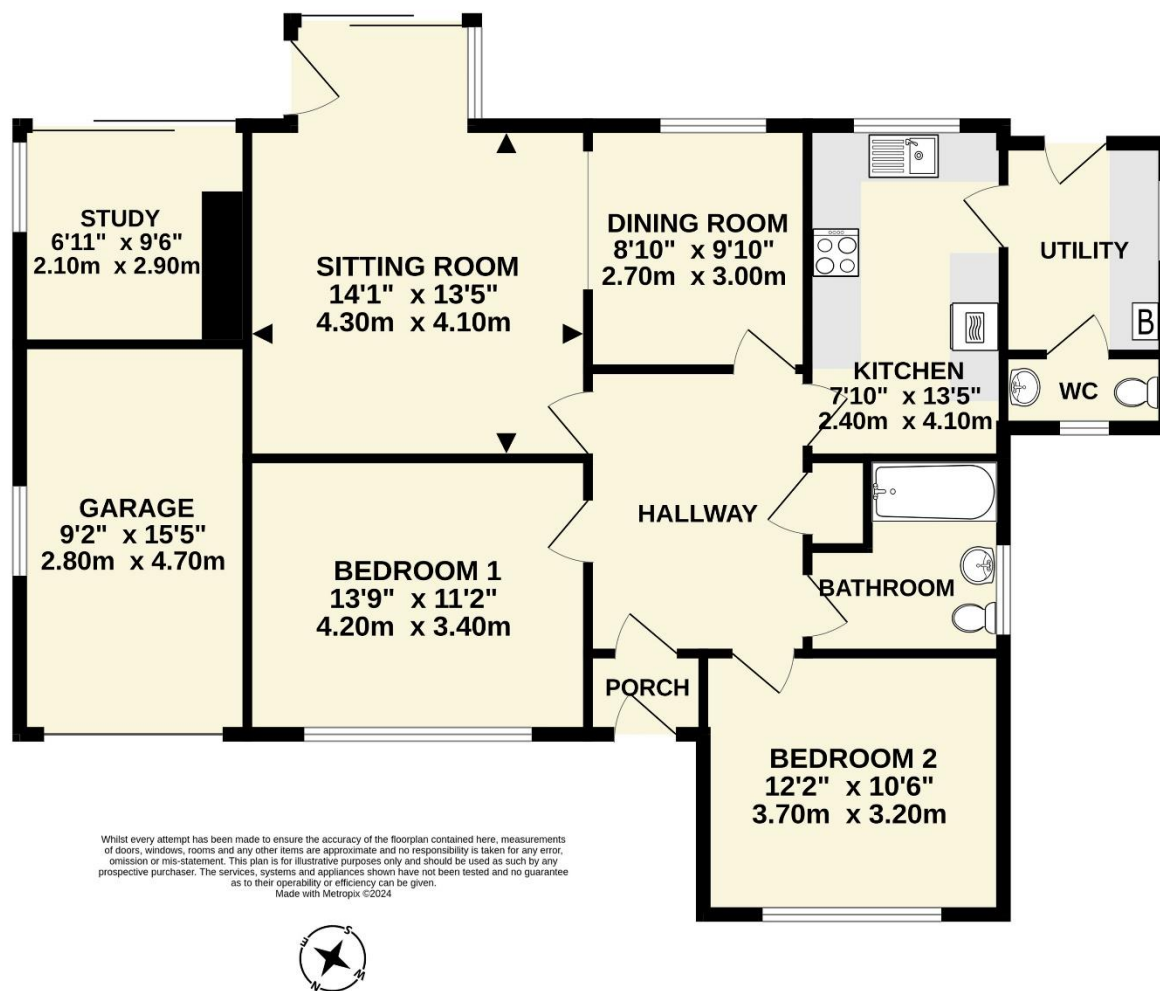
SERVICES Mains gas, water, sewerage and electricity are connected.

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

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02471



DIRECTIONS On approaching Sidmouth via the A3052 from Exeter, pass the Bowd Inn and then Kings Garden Centre on the left, continuing along Sidford High Street to the crossroads at Sidford. Turn right onto Sidford Road and follow the road for just over half a mile then turning left into Yardlands. The property will be found a short way along on the right.

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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