



HARRISON
LAVERS &
POTBURY'S

Peak View
Cotmaton Road
Sidmouth
EX10 8ST

£700,000 FREEHOLD

NO ONGOING CHAIN – A modern, spacious detached three-bedroom chalet bungalow with sea views, garage, driveway, and garden, located in one of Sidmouth's most sought-after residential areas.

Constructed in 2016, this well-designed property enjoys a southerly aspect, offering views to the sea. Just a short walk away are Connaught Gardens, Jacobs Ladder Beach, and the town centre, which are all less than half a mile away and offers an excellent range of amenities.

The property has been thoughtfully designed to maximize its prime location. Of particular note is the first-floor open-plan living space, featuring a vaulted ceiling and a large picture window that frames the southerly views. The modern kitchen includes contemporary units, a large central island with a sink and mixer tap, an induction hob, and ample storage. Integrated appliances include a split-level oven, microwave/combi oven, fridge/freezer, and a dishwasher. Adjacent to the kitchen is a utility room with a work surface and space for a washing machine, plus a conveniently located cloakroom/WC. Also on the first floor, you'll find a versatile study or occasional bedroom, with a large Velux window that offers a westerly outlook. Upon entering the property, the entrance porch leads to a spacious L-shaped reception hall with two large storage cupboards and an elegant oak staircase.

Adjoining the kitchen is a useful utility room which has a worksurface and freestanding washing machine and adjoining this is a cloaks/WC fitted with a white suite.

The first floor also has a study/occasional bedroom which has a large Velux window and enjoys a westerly aspect.





The master bedroom, situated to take full advantage of the southerly aspect, features two bay windows, built-in wardrobes, and a beautifully appointed en-suite shower room with fully tiled walls and floor. There are two further double bedrooms to the rear, and a family bathroom that is equally well-finished, with a large wall mirror and tasteful tiling.

The property benefits from double-glazed windows, underfloor heating with thermostatically controlled zones, homeowner-owned solar panels, and a security alarm system.

Outside, there is a large detached garage with an electric door, light, power, and a side door. The driveway provides ample parking. The manageable gardens feature paved areas, raised shrub borders, and two areas of lawn—one south-easterly facing and the other raised at the rear of the property.

The gardens are small and therefore relatively easy to manage. Adjoining the property there are paved areas along with raised shrub borders and there are two areas of lawn, one enjoying a south easterly aspect and the other being raised and to the rear of the property.

Sidmouth's town centre, with its charming Regency and Victorian architecture is within easy walking distance and offers a wide range of amenities, including regular bus services. Sidmouth Golf Club is just a few minutes' drive away, and nearby Muttersmoor offers exceptional walking opportunities in the surrounding countryside.

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

BROADBAND AND MOBILE Superfast broadband speeds are available with predicted speeds of up to 68 mbps. Information provided by Uswitch. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

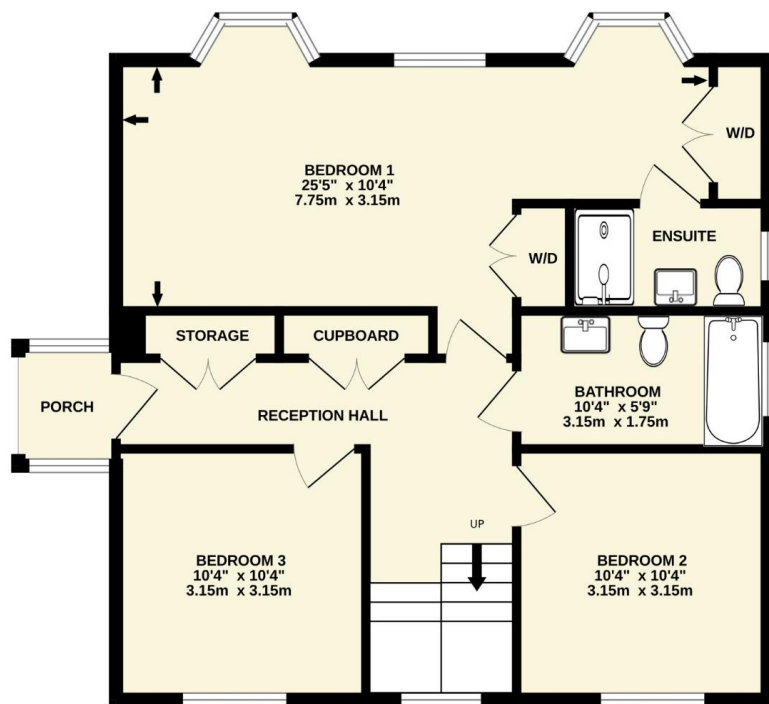
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POSSESSION Vacant possession on completion.

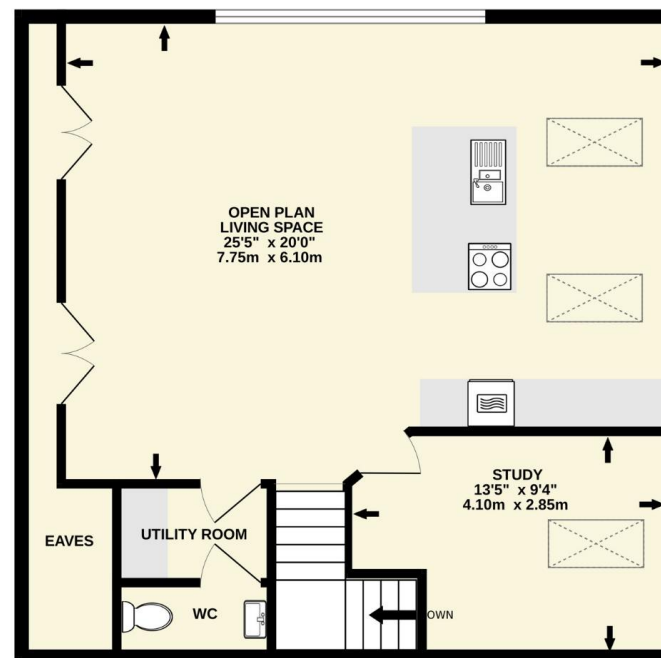
VIEWING Strictly by appointment with the agents.
REF: DHS02481



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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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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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