



HARRISON
LAVERS &
POTBURY'S

Briarleigh
Yardlands Close
Sidmouth
EX10 9LL

£575,000 FREEHOLD

A spacious, bay fronted detached bungalow, offered for sale with no ongoing chain and situated in a desirable cul de sac, close to The Byes and River Sid.

Offering much potential to those looking to create their perfect home is this detached bungalow, offering well-proportioned accommodation with gas central heating and double glazing. A double glazed porch leads to the entrance hall beyond which lies the kitchen and sitting room. The sitting room is a spacious, dual aspect room featuring a south facing bay window and Minster fireplace. The kitchen/dining room is again dual aspect to include an east facing window with views along Salcombe Hill. The room features a fireplace and larder and an adjoining utility room with space for appliances and a wall mounted gas boiler.

A spacious inner hallway leads to three bedrooms, a bathroom and separate WC. The main bedroom enjoys a south facing bay window, the second bedroom is of equal size and dual aspect to the side and rear. Finally, there is a third double bedroom enjoying the south facing front aspect.





The property stands on a mature plot with a south facing garden to the front and driveway parking for one car leading to a single garage. To the rear is a good size lawn garden with flowerbeds and borders, greenhouse, two sheds and a vegetable plot. There is further lawn garden to the east elevation, extending to the front.

Yardelands Close is a desirable address, around one and a half miles from the town centre and seafront, on a regular bus route and only a third of a mile from The Byes and River Sid. Waitrose, Lidl and a modern Doctor's surgery are all within one mile. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from a good range of independent shops, High Street chains and popular restaurants. Exeter is approximately twelve miles away.

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

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

BROADBAND & MOBILE Basic and Superfast broadband are available with predicted speeds of 11 to 57 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

EPC: D

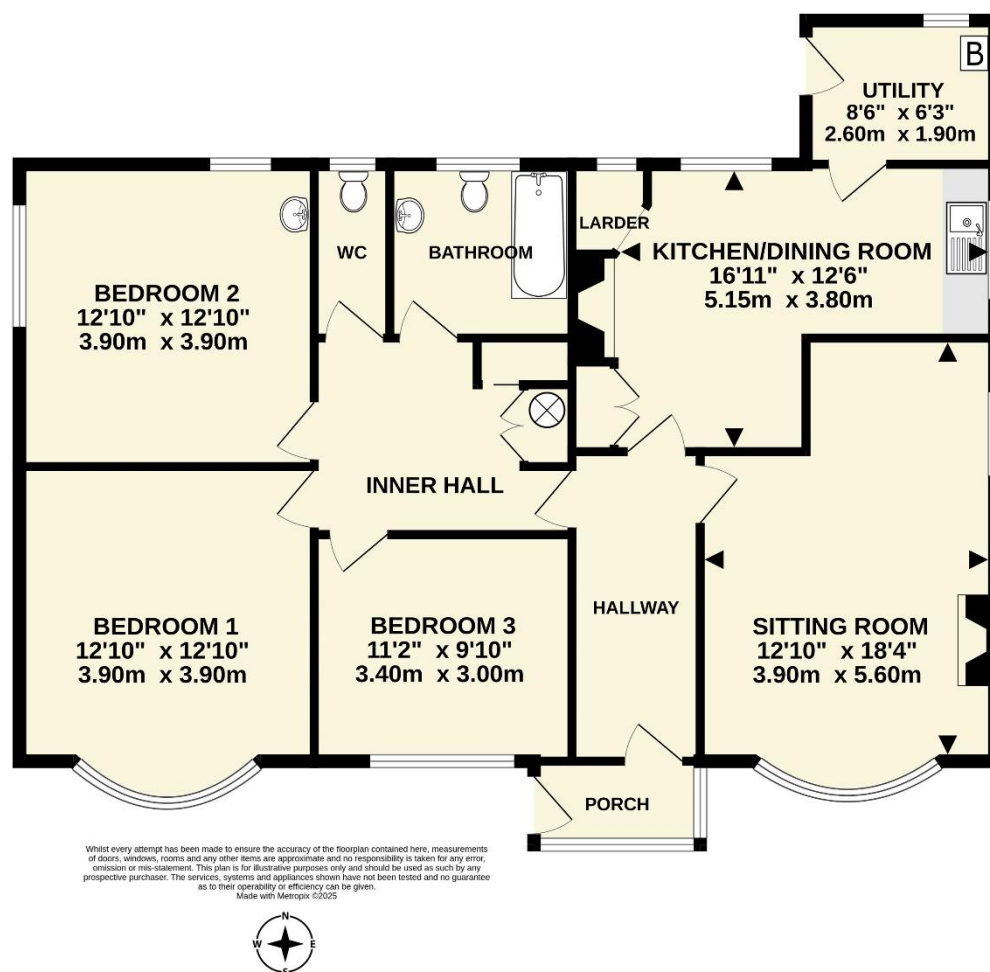
POSSESSION Vacant possession on completion.

REF: DHS02473



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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