



HARRISON  
LAVERS &  
POTBURY'S



27 Summerfield  
Sidmouth  
EX10 9RY

£550,000 FREEHOLD

**A spacious four bedroom detached bungalow, occupying an elevated position with fine views over the Sid Valley to Salcombe Hill and down to the sea.**

Offered for sale with no chain and much potential is this spacious, versatile property with accommodation over two floors. Once inside, a spacious hallway has storage and stairs rising to the first floor accommodation. The kitchen/breakfast room has a built-in dishwasher and range style cooker, utility area with space for appliances and a connecting door to the garage. There is a large, separate dining room and dual aspect sitting room both with a fine outlook to the East, two ground floor double bedrooms, a bathroom and separate WC.

On the first floor, a spacious landing has storage and could easily be used as a study. Bedroom three has an en suite bathroom and bedroom four, a Velux window with a fantastic view over The Sid Valley, to Salcombe Hill and down to the sea. The property has gas central heating and double glazing.

The property stands on a good size plot with off-road parking and a single garage to the front and a larger than average garden to the rear, enjoying a westerly aspect, predominantly laid to lawn with mature beds and boundaries.







The property stands less than two miles from the town centre and seafront where there are a broad range of independent shops, High Street chains and popular restaurants. Bus services run along nearby Sidford Road and Sidford, Waitrose and a modern Doctor's surgery are just half a mile away. Sidmouth is an unspoilt town on the Jurassic Coast World Heritage Site, around 8 miles from Honiton and 12 miles from Exeter.

**SERVICES** Mains gas, water, drainage and electricity are connected.

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted speeds up to 1000 mbps. 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 E.

**EPC: E**

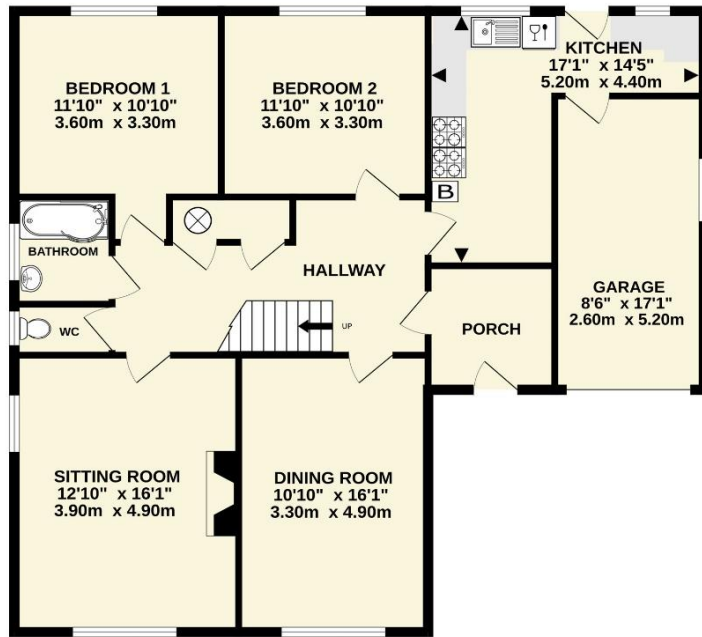
**POSSESSION** Vacant possession on completion.

**REF: DHS02498**

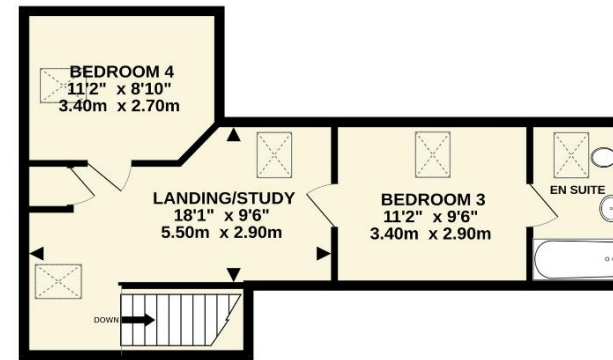
**VIEWING** Strictly by appointment with the agents.



GROUND FLOOR



1ST FLOOR



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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