



HARRISON
LAVERS &
POTBURY'S

Kenilworth Higher Fortescue Sidmouth EX10 9QE

£495,000 FREEHOLD

A most attractive and spacious detached chalet bungalow, presented in excellent order throughout and occupying a semi-rural location with fine views over The Sid Valley.

This attractive detached property occupies an elevated position in a popular area of Sidmouth, just a short walk from The Byes and River Sid. The property enjoys fine views over The Sid Valley and offers flexible accommodation arranged over two floors. Once inside, a spacious hallway with storage and cloakroom/WC leads to a dual aspect sitting room that features a multi-fuel burning stove. A separate dining room is also dual aspect and could easily be used as an additional bedroom or study. The modern kitchen is fitted with a good range of units, providing excellent storage and with built-in appliances to include a washing machine, dishwasher, fridge/freezer, oven and electric hob. A modern stable door gives access to a recently constructed conservatory that leads on to the rear garden. Lastly, on the ground floor, the main bedroom has wall to wall built-in wardrobes, an en suite shower room and a glazed door to the garden.

On the first floor are two good size, double bedrooms, both enjoying a fine view south westerly over The Sid Valley to Muttersmoor beyond. Between the two bedrooms is a well appointed separate bathroom with Velux window. The property benefits from modern 'cottage style' double glazing and the central heating system is served by a modern, oil fired boiler.





The property has attractive and well tended gardens, the majority being to the rear and arranged with a south westerly facing terrace, lawn garden, well stocked beds and borders, timber summerhouse and a greenhouse. A driveway provides off road parking for two cars and leads to a single garage with an electric door.

The property is situated in the Fortescue area of Sidmouth, a delightful, semi-rural location that falls within East Devon's Area of Outstanding Natural Beauty. Higher Fortescue is less than one and a half miles from the town centre and seafront where there are an excellent range of independent shops, High Street chains and popular restaurants. The Byes and River Sid are a short walk away and provide a delightful route down to the town centre. Sidmouth is an unspoilt town on the Jurassic coast with wide ranging amenities to include Waitrose, Lidl, a cinema, theatre, modern doctor's surgery and cottage hospital.

SERVICES Mains electricity, water and drainage are connected. The central heating system has an oil-fired boiler. There is no mains gas.

BROADBAND AND MOBILE Standard and Ultrafast broadband are available with estimated speeds of 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.

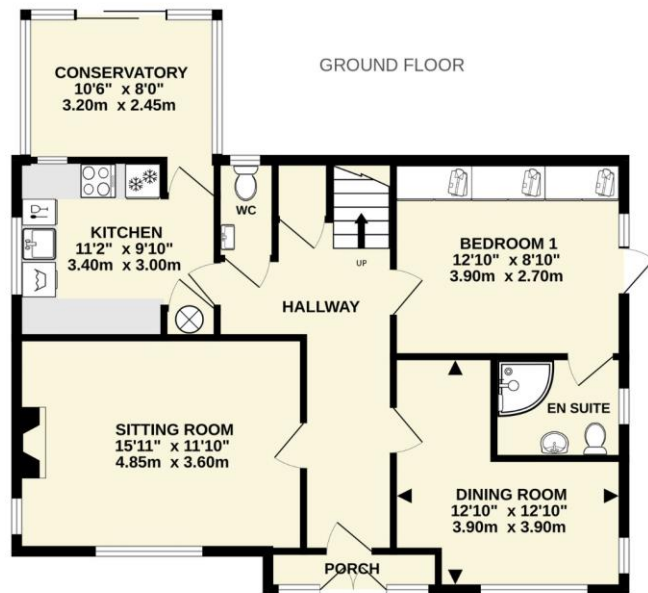
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS01489

VIEWING Strictly by appointment with the agents.





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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

