



HARRISON  
LAVERS &  
POTBURY'S



The Beehive  
Higher Brook Meadow  
Sidford  
Sidmouth  
EX10 9SS

£465,000 FREEHOLD

**NO ON-GOING CHAIN**

**Detached bungalow, having a beautiful south facing garden with views over the valley to Salcombe Hill.**

This attractive detached bungalow occupies a slightly elevated position within Sidford. Local amenities and bus services are available from the village centre, with Sidmouth's town centre and seafront being approximately two miles away and offering an excellent range of shopping facilities and services. Within a short drive is the popular Waitrose supermarket along with Woolbrook where there is Lidl and further shopping facilities.

A gravel driveway provides lots of parking and leads to the side of the bungalow to a detached garage. The gardens are predominantly to the rear and take full advantage of the southerly aspect.

On entering the bungalow, the reception hall has a cloaks cupboard along with an airing cupboard. The sitting room enjoys a triple aspect, having a fireplace with gas fire and central French doors leading into a uPVC double glazed conservatory which enjoys a lovely outlook over the garden and opens onto a paved terrace. The kitchen is to the front of the bungalow and gives access to the front driveway and has a dual aspect. A range of cupboards and worksurfaces provide storage and there is a built-in electric oven, gas hob, cooker hood, along with space for a fridge/freezer and washing machine.







There are two bedrooms, one having a built-in wardrobe and the bathroom has a coloured suite comprising panelled bath with electric shower over, WC and pedestal wash basin.

During the 1990's, the accommodation was extended into the roof space. This has created two further rooms with Velux windows, one currently being used as a study/hobbies room whilst the other an occasional bedroom with en suite shower room. This area is accessed via a single tread staircase with handrails which is fairly steep and rises from the reception hall.

Gas fired central heating is installed and the windows are uPVC double glazed. General modernisation is now required throughout.

The gardens are a feature of the property and have been well maintained, being mainly laid to lawn with adjoining well stocked shrub borders and there are small inset trees. To the rear of the bungalow is a paved area that takes full advantage of the views and aspect and there is a good size timber garden shed.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available with predicted 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 D.

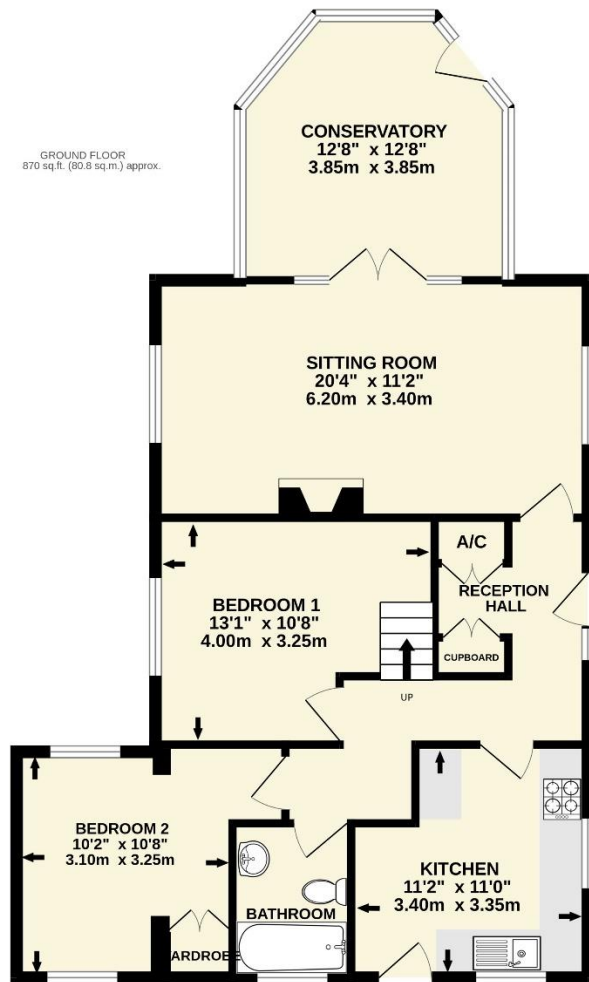
**EPC: D**

**POSSESSION** Vacant possession on completion.

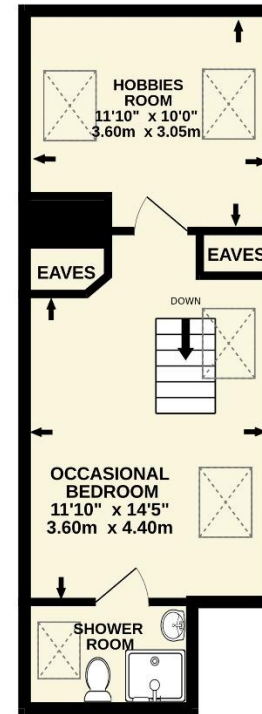
**REF: DHS02533**







1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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**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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