



HARRISON
LAVERS &
POTBURY'S

16 Brownlands Close Sidmouth EX10 9AS

£775,000 FREEHOLD

A much improved detached bungalow offering particularly spacious living accommodation, standing in a tucked away location in a sought after area of Sidmouth.

Presented well throughout, with gas central heating and double glazing, the detached bungalow has been much improved over its original design. Once inside, the entrance hall has storage and an airing cupboard. A particular feature is the kitchen/dining room which is dual aspect and fitted with a comprehensive range of units, with built in appliances and a breakfast bar. The large sitting room is also dual aspect, enjoys a fabulous outlook south easterly and leads to a spacious conservatory with fine views over the garden and Sid Valley beyond.

The main bedroom is fitted with a generous range of bedroom furniture to include wardrobes, drawers and a dressing table. The en suite shower room is fitted with a modern suite, large shower and built in storage. The second double bedroom has built in wardrobes and there is a third double bedroom currently used as a study, with fitted shelving and storage. Lastly, there is a modern bathroom with separate bath and shower cubicle and built in storage.





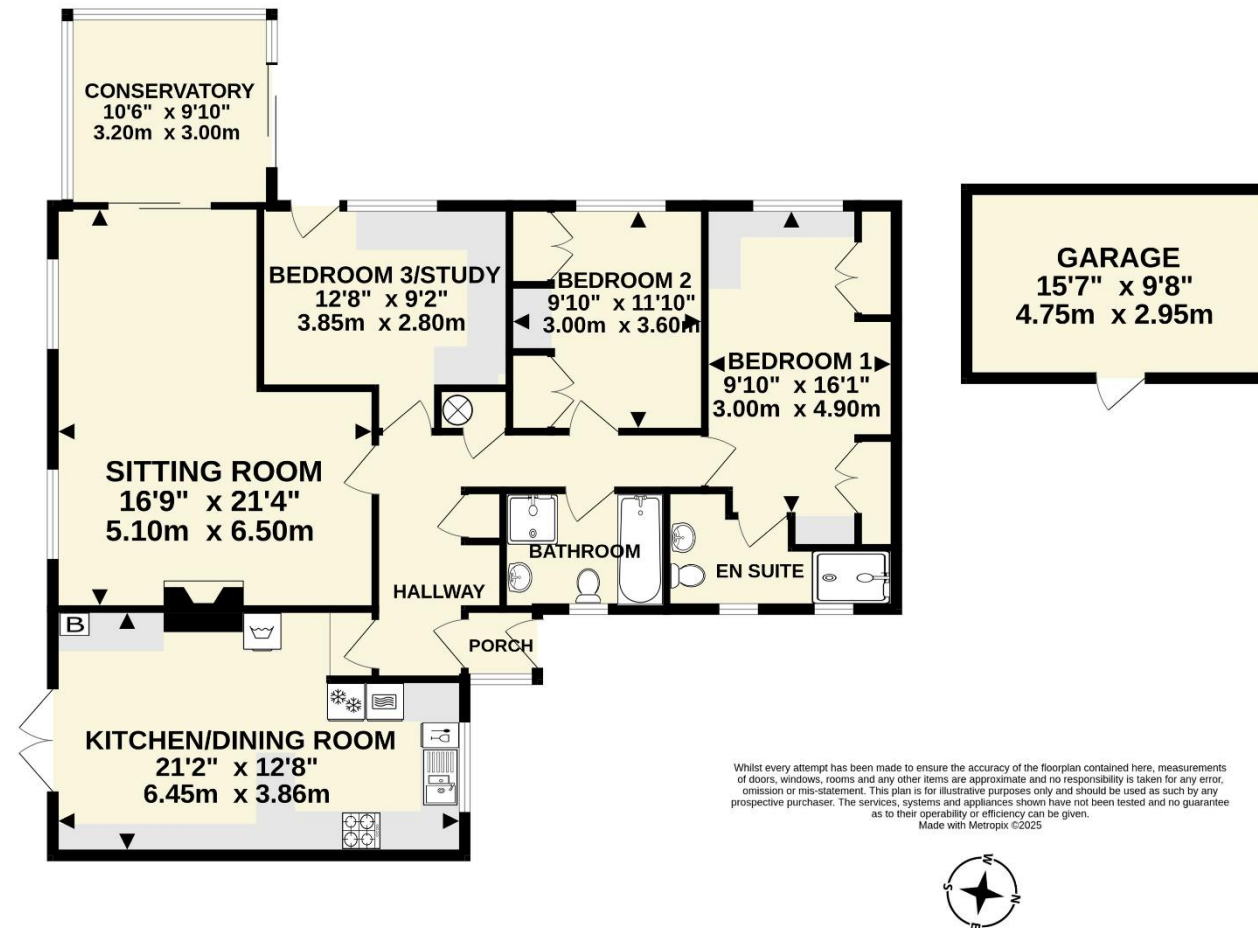
The bungalow stands on an attractive plot, with predominantly south and west facing aspects, with views over The Sid Valley to Muttersmoor. A large patio adjoins the back of the property, accessed via the conservatory and leads down to a lawn garden with mature boundary. To the south easterly elevation, accessed through the kitchen/dining room, paved patio extends to well stocked flowerbeds, lawn garden, at the top of which there are fine views across The Sid Valley to Muttersmoor. Well stocked flowerbeds extend across the top of the plot to steps descending down to the driveway. The bungalow is hidden from view and approached via a driveway leading to ample parking and a single detached garage.

Brownlands Close lies within East Devon's Area of Outstanding Natural Beauty and is less than half a mile from The Byes and River Sid. The town centre and seafront are less than one mile away, where numerous independent shops, High Street chains and popular restaurants can be found. Sidmouth is an unspoilt town on the Jurassic coast, offering a broad range of amenities to include Waitrose, a cinema, theatre, eighteen hole golf course and a delightful Regency esplanade.



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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with download speeds estimate at 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 F.

EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02534

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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