



HARRISON  
LAVERS &  
POTBURY'S



6 Yardlands  
Sidmouth  
EX10 9LJ

£635,000 FREEHOLD

**An attractive, bay fronted detached bungalow, well presented throughout and situated in a desirable location with views to Salcombe Hill.**

Offered for sale with no on-going chain, this attractive detached bungalow presents well throughout, with gas central heating and double glazing. A porch entrance has the original, solid oak front door opening into a spacious hallway with airing cupboard and access hatch to the loft. A dual aspect sitting room has a south facing bay window, with a fine view along Salcombe Hill. The focal point of the room is a contemporary, Gazco, log effect, electric fire with stone surround and mantel. The kitchen is fitted with a good range of modern units to include a full height, pull-out pantry, built-in Miele dishwasher, fridge, induction hob and steam oven, and a Bosch main oven. A rear lobby has a utility room with sink and space and plumbing for a washing machine. Adjoining the kitchen is a good size conservatory with uPVC double glazing on a brick base and with sliding doors opening into the rear garden.

The main bedroom has a south facing window, again taking in the views along Salcombe Hill and has a good range of fitted wardrobes. There is a second double bedroom with a built-in wardrobe. The bathroom has a modern, Ideal Standard suite with an electric, Mira shower over the bath, adjacent to which is a separate WC - both rooms have Amtico flooring.







The bungalow stands on an attractive plot with a modern, resin driveway leading to a single garage with electric door. There is an additional loft space and wall mounted boiler.

The front garden is laid to lawn with flowerbed borders and there are gated side paths leading to the rear. The rear garden is of a good size, predominantly laid to lawn, with a patio adjoining the back of the bungalow, timber garden shed, greenhouse and a second patio with views to Salcombe Hill. This attractive garden also offers a very good degree of privacy.

Yardelands is a desirable address, only a third of a mile from The Byes and River Sid, less than one mile from Waitrose and Lidl and around a mile and a half from the town centre and seafront. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from an excellent range of independent shops, High Street chains and popular restaurants.

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

**BROADBAND AND MOBILE** Standard, Superfast and Ultrafast broadband are available in the area with estimated download 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.

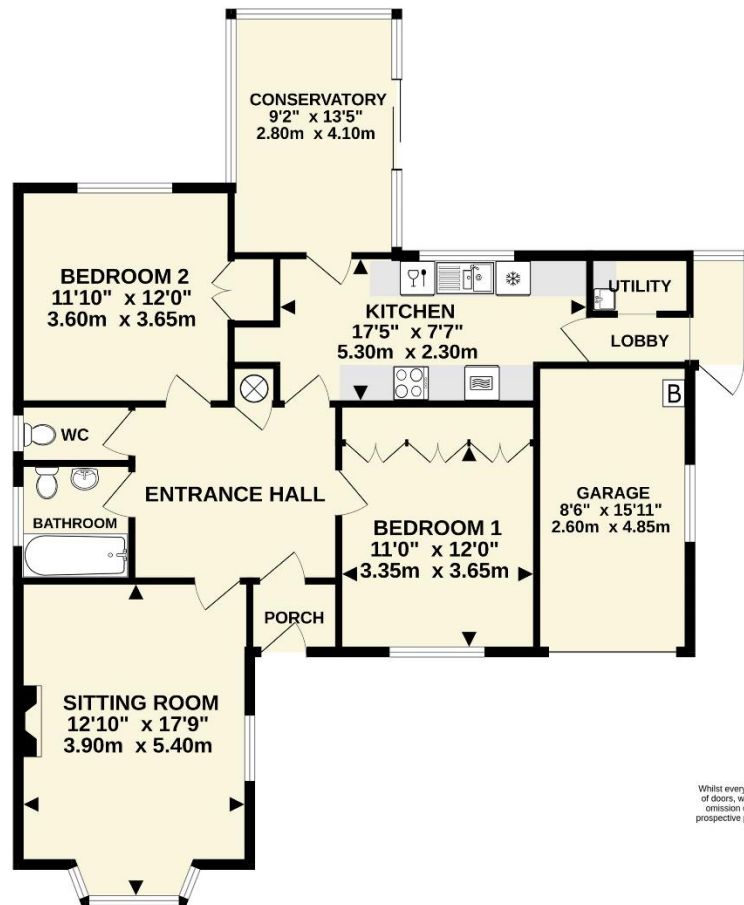




REF: DHS02538

**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.



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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Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

