



23 Byside Road
Sidmouth
EX10 9NB

£550,000 FREEHOLD

A beautifully presented and spacious detached bungalow situated in a desirable and level location, a short walk from The Byes and River Sid.

Presented in very good order throughout, with double glazing and gas central heating (combination boiler installed in 2022) is this detached bungalow, providing larger than average accommodation and in a sought after residential area of Sidmouth. Once inside, the property features a generous dual aspect sitting dining room with large south facing window to the front and patio doors opening into the rear garden. The adjoining kitchen is fitted with a range of units to include a built-in oven and gas hob and with space for a dishwasher, washing machine, tumble dryer and fridge/freezer. A door gives access to a uPVC double glazed breakfast room which opens into the rear garden.

A large main bedroom has the south facing aspect to the front and a fitted wardrobe. There is a second double bedroom with patio doors opening into the rear garden and lastly, a bathroom fitted with a modern white, suite with shower over the bath and fitted storage.

The bungalow stands on a level plot, with well-tended gardens, driveway and gravel parking and a single garage that has planning permission for conversion into a third bedroom with en suite WC.





The permission was obtained in 2022 and also includes the creation of an en suite to bedroom one. There is lawn garden to the front and side and to the rear an attractive combination of lawn, with well stocked beds and borders. The rear garden offers a very good degree of privacy, with patio adjoining the back of the bungalow, further seating area and timber garden shed.

Byeside Road is a popular address located next to The Byes and River Sid and within short walking distance of regular bus services. The Byes provide a picturesque walk or cycle down to the town centre which is a little over a mile and a half away. Sidmouth is an unspoilt town on the Jurassic Coast, boasting a busy High Street, with numerous independent shops, High Street chains and popular restaurants. The town also benefits from Waitrose, Lidl, a theatre, cinema and of course the Regency Esplanade.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with predicted download speeds of up to 35 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

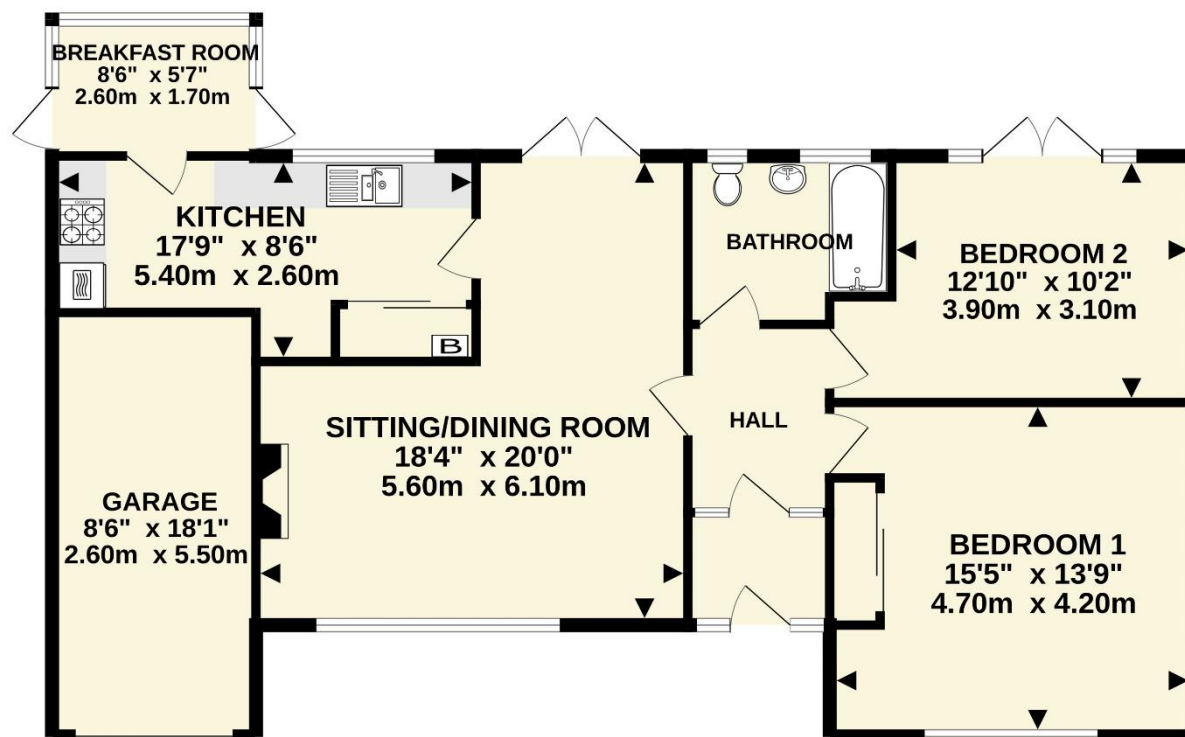
POSSESSION Vacant possession on completion.

REF: DHS02541



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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