



HARRISON  
LAVERS &  
POTBURY'S

New Bungalow  
70a Malden Road  
Sidmouth  
EX10 9NA

£635,000 FREEHOLD

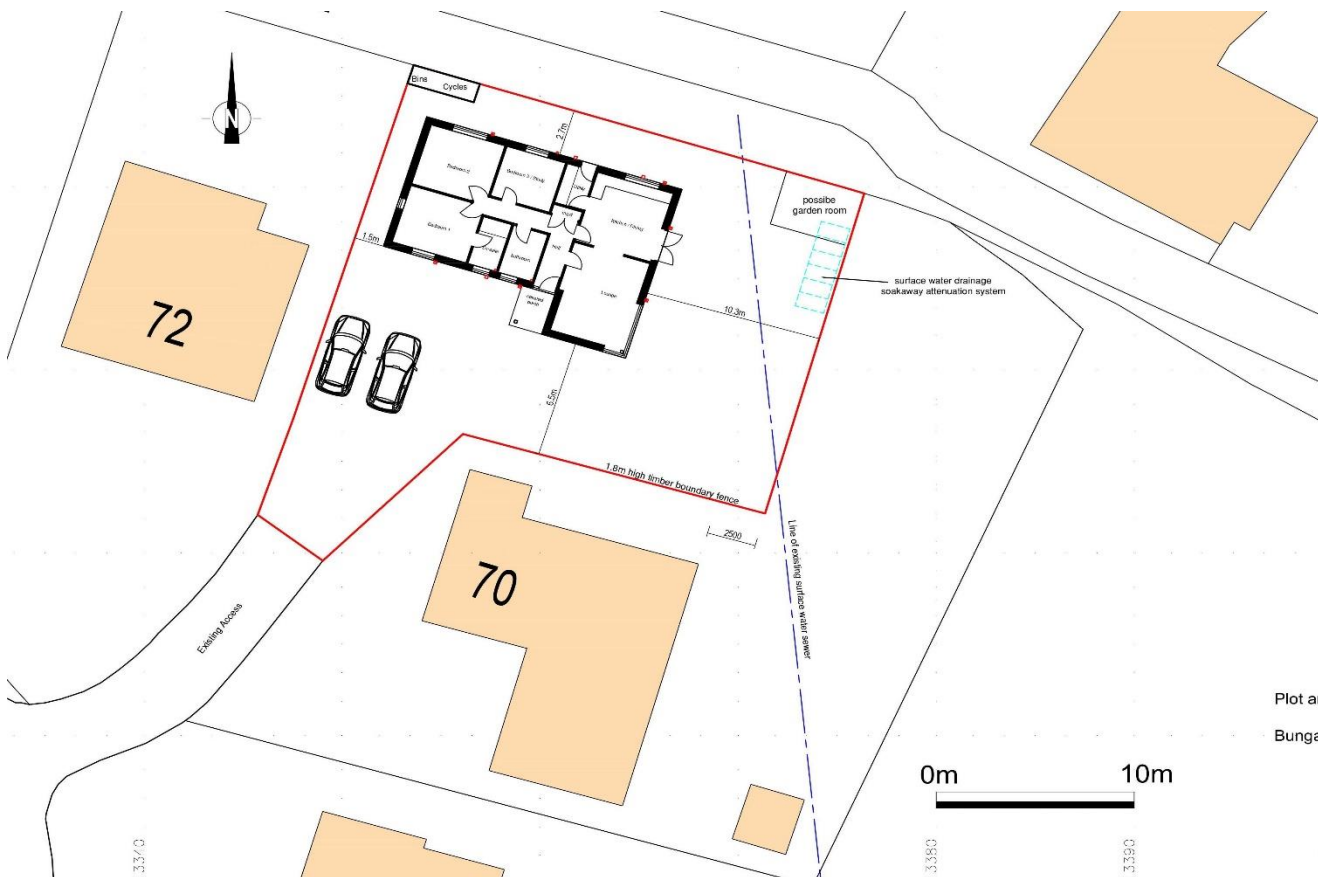
**COMPLETION AUTUMN 2025 - New three bedroom detached bungalow, occupying a level site within a 'stone's throw' of The Byes riverside walk.**

This brand new three bedroom detached bungalow is situated in a most sought after and convenient location. Currently under construction, the property is being built to a high specification and will have a 10-year house builder warrantee. The specifications include a solar PV system with 10 Kw battery storage along with a warm water under floor central heating system and uPVC double glazed windows which includes French doors to the kitchen/dining room.

A large gravel driveway will provide ample parking and the gardens are level, facing east and south and include a hi-spec garden room/home office.

On entering the bungalow, a large covered porch and front door open into the reception hall, which has two sunlight tubes along with a storage/airing cupboard and access to the roof space. The sitting room has a fireplace and feature corner window that overlooks the garden and takes full advantage of the east and south aspect.

A glazed door opens into the kitchen/dining room which features French doors opening out onto an extensive paved patio/terrace.





The kitchen offers a range of cupboards providing lots of storage and integrated appliances comprise an electric oven, induction hob, cooker hood, dish washer and fridge/freezer. A useful adjoining utility room comprises further storage units, worksurface, sink unit and has the back door.

There are three good size bedrooms, the main bedroom enjoying a southerly aspect and having an en-suite shower room comprising a large walk-in shower, WC and wash basin. In addition, is a separate family bathroom which along with the en-suite shower room has a white suite and attractive tiling.

The property will be neutrally decorated throughout and the gardens will be mainly laid to lawn and include a large paved patio/terrace which adjoins the east elevation. A good size **garden room/home office** will enjoy a south aspect allowing lots of sun light and there will be a separate **bicycle/storage shed**.

Malden Road is a popular address, just a short stroll from The Byes and River Sid and within short walking distance of regular bus services running along Sidford Road. The property is also within convenient reach by car of Sidford, and a good range of amenities to include Lidl, Waitrose, a modern doctors surgery and the town centre and seafront. Sidmouth is an unspoilt town on the Jurassic coast, with the town centre benefitting from numerous independent shops, High Street chains and popular restaurants, along with the delightful Regency esplanade.

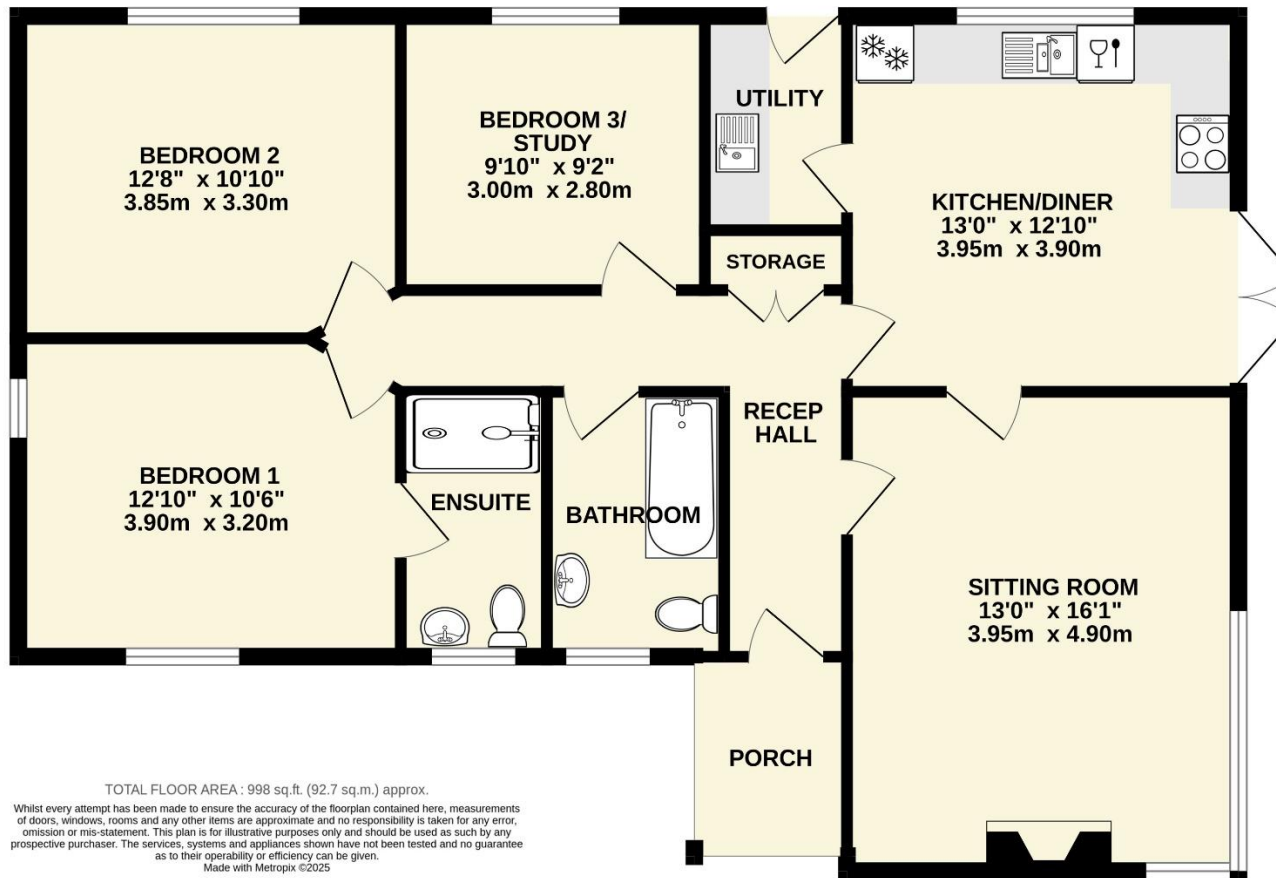
Mains electricity, water and drainage are connected.

**BROADBAND AND MOBILE** Basic, Standard, Superfast and Ultrafast broadband are available with predicted speeds of **TBC** 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 **TBC**. All images and plans within these particulars are not to scale.



GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



**EPC:** tbc

**POSSESSION** Vacant possession on completion.

**REF:** DHS02549

**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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