



HARRISON
LAVERS &
POTBURY'S

New Bungalow
70a Malden Road
Sidmouth
EX10 9NA

£635,000 FREEHOLD

'A' RATED EPC - BUILD COMPLETE & READY FOR IMMEDIATE OCCUPATION – A 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. The property has been 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 provides ample parking and the gardens are level, facing east and south and will include a hi-spec Garden Room/Home Office. Outline Planning has been granted for the construction of a garage.

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.

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.

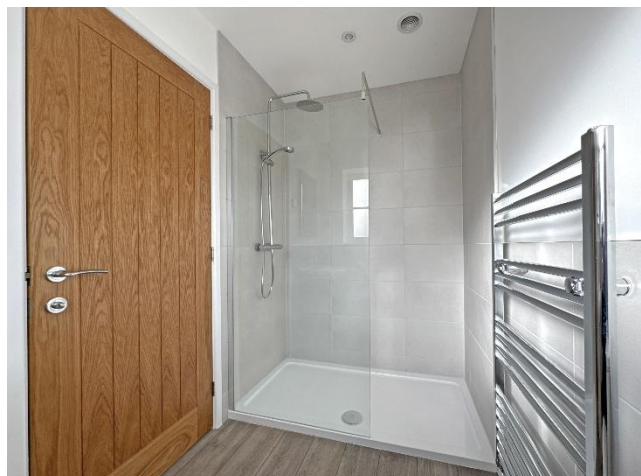
The property is neutrally decorated throughout and the gardens are mainly laid to lawn and include a large paved patio/terrace which adjoins the kitchen on the east elevation. A good size **Garden Room** with storage enjoys a south aspect allowing lots of sun light and there will be a separate **bicycle/storage 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.

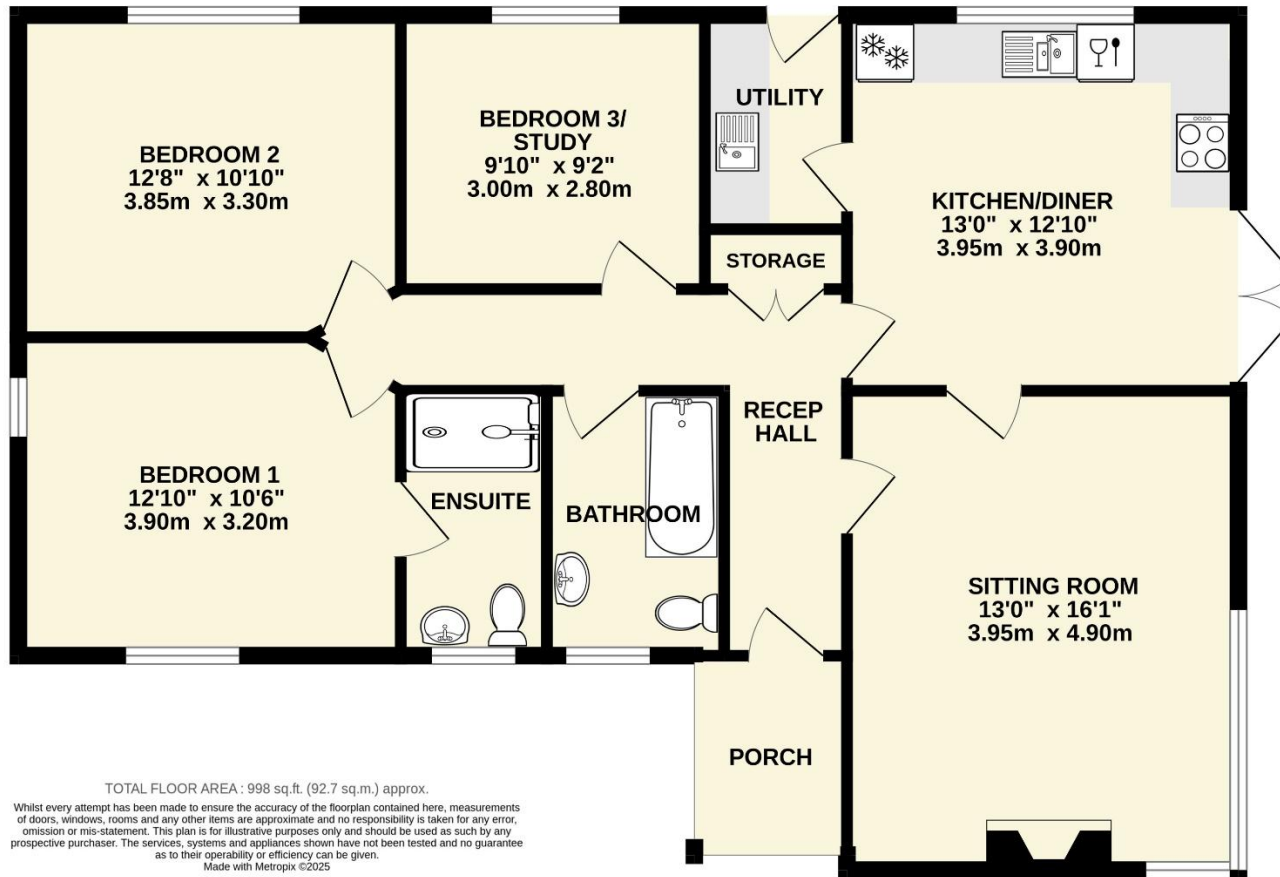
Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Superfast broadband is available in the area with estimated download speeds of 43 mbps. Good outdoor and variable indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – October 2025.

OUTGOINGS We are advised by East Devon District Council that the council tax band is **TBC**.



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



EPC: A

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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