



HARRISON
LAVERS &
POTBURY'S

Blue Haze,
Hillside Road
Sidmouth
EX10 8JD

£775,000 FREEHOLD

Enjoying a westerly aspect and situated on the lower slopes of Salcombe Hill, a spacious four/five bedroom detached chalet bungalow.

Set on a corner plot, Blue Haze occupies an elevated position within one of Sidmouth's most sought after residential areas. Hillside Road is situated to the east of the town centre and within a short walk is the South West Coastal Path which leads directly to the esplanade and seafront and also to the top of Salcombe Hill and along the coast in an easterly direction.

The property is now in need of modernisation throughout, however enjoys views in a westerly direction towards Muttersmoor and from the first floor there is a lovely view to the sea and Higher Peak. The gardens extend to approximately a third of an acre and are predominantly to the south and west and adjoining the rear of the property is a brick paviour driveway providing parking and this gives access to a single detached garage.

The majority of the accommodation is to the ground floor and comprises a conservatory entrance with sliding patio doors along a large roof light. French doors lead into the original reception hall which has beautiful oak panelling to the walls, the original studded front door and herringbone parquet flooring along with a fireplace and gas fire.

The sitting room enjoys a dual aspect with a large west facing window having a window seat.





A minster fireplace gives the room a focal point and this has a fitted wood burning stove, with fitted shelving to one side within the alcove. The kitchen/breakfast room offers a range of storage units along with worksurfaces and space for appliances and there is a fitted Belling 'Range Style' cooker with double oven, ceramic hob and extractor over. The kitchen also features a walk-in pantry and also houses the wall mounted gas fired boiler.

Off the inner hall is shower room and separate cloaks/WC, the shower room being fitted with a corner shower, WC and wash basin and there is a range of vanity cupboards with mirror and light.

The ground floor offers three good size bedrooms, bedroom one enjoying a dual aspect south and west and having a view over the gardens towards High Peak and Muttons Moor. Two of the three bedrooms have fitted wardrobes and there is a separate family bathroom comprising a corner bath, separate shower cubicle, WC and wash basin with vanity cupboards. The bathroom has tiling to the floor and walls.

From the inner hall, stairs rise to the upper floor where there is a landing which gives access to both the roof and eaves space. There are two further bedrooms on this floor, one enjoys a lovely view over the valley in a westerly direction to the sea and Muttons Moor and the other enjoys a southerly aspect. There are fitted cupboards to both of these bedrooms.

Gas fired central heating is installed and the majority of the windows are uPVC double glazed.

The gardens are predominately to the west and south side and are mainly laid to lawn, with numerous inset shrubs and trees along with mature borders. There are paved areas adjoining the front of the property along with pathways to either side and further well stocked shrub borders to the rear. The driveway and garage are accessed via wrought iron gates from Hillside Road.







The property is now in need of modernisation, however occupies a wonderful location.

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

POSSESSION Vacant possession on completion.

EPC: D

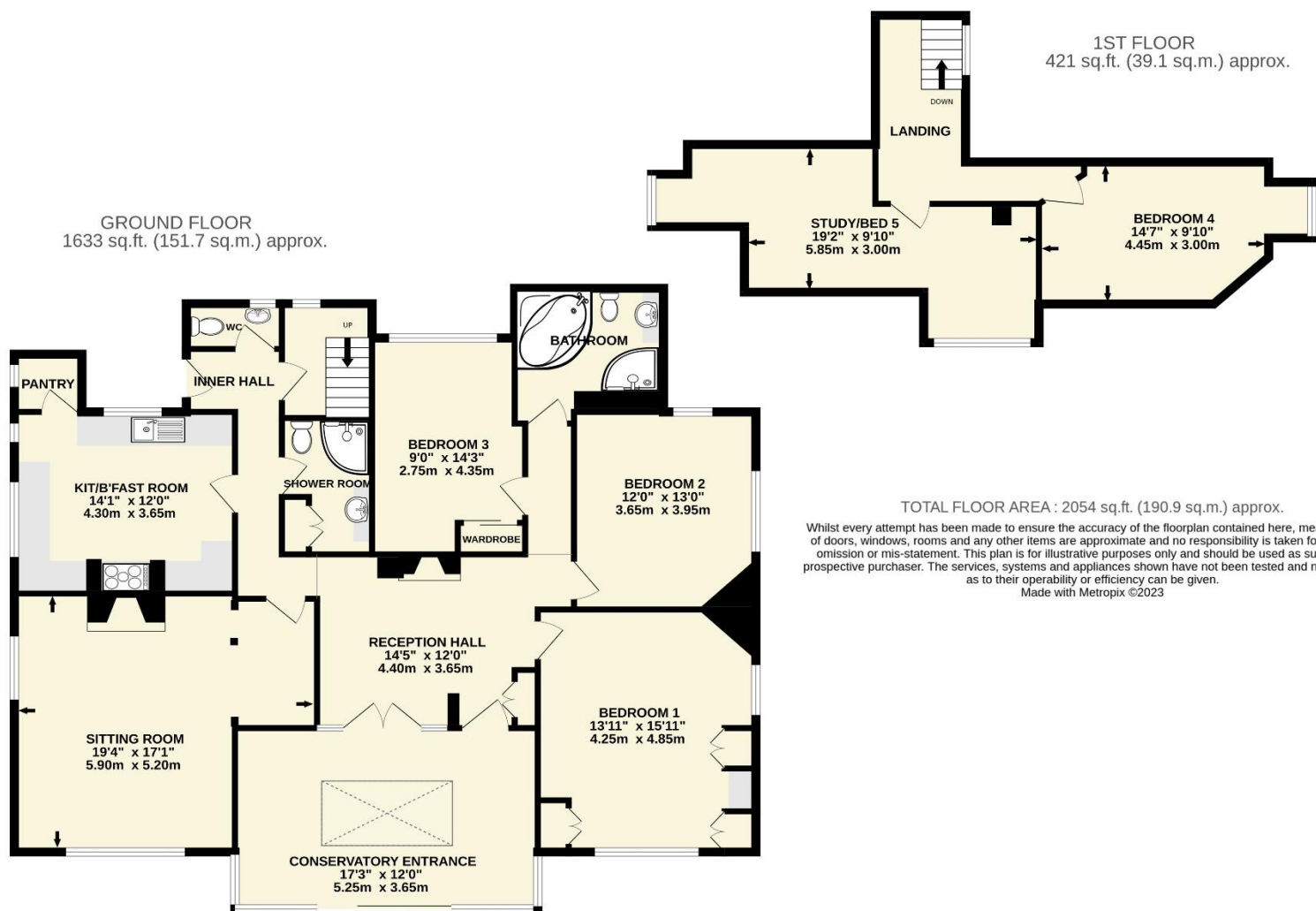
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DIRECTIONS Turn right opposite the Radway cinema into Salcombe Road and continue over the River Sid, passing Millford Road on the right. Take the next turning right into Hillside Road and at the T junction turn right and follow Hillside Road to the top where the property will be seen on the right.

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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