



HARRISON
LAVERS &
POTBURY'S

Mallards Reach
22 Coulsdon Road
Sidmouth
EX10 9JP

£850,000 FREEHOLD

Occupying a superb location, close to The Byes, a most attractive four bedroom detached home with enclosed garden and double garage.

This spacious four bedroom home has mellow brick elevations and was constructed during the 1990's. Occupying an almost level site, the property is conveniently situated in a popular and sought after residential area, being within walking distance of local amenities, regular bus services and The Byes, a delightful riverside walk and cycle track leading to the town centre.

A brick paved driveway provides ample parking and gives access to a detached double garage which has two electric up and over doors. The gardens are level and therefore relatively easy to manage, the majority being to the rear of the house.

On entering the house, a reception hall has the stairs rising to the upper floor along with having storage cupboards and a useful cloaks/WC off. Glazed double doors open to both the sitting room and separate dining room, both enjoying an outlook over the rear garden, the sitting room having a fireplace and French doors. A third reception room is currently being used as a useful study and the kitchen/breakfast enjoys a lovely dual aspect with bay window to the south side and has a useful adjoining utility room. The kitchen has a range of cupboards and worksurfaces, providing ample storage and there are integrated appliances comprising split level oven, gas hob, cooker hood and integrated fridge/freezer and dishwasher.





To the first floor there are four bedrooms, all having fitted wardrobes, the main bedroom having a good size en-suite bathroom comprising a bath, separate shower cubicle, WC and wash basin. There is also a separate family bathroom again fitted with a bath, separate shower cubicle.

Gas fired central heating and double-glazed windows are installed. General modernisation is now required.

The gardens are to both the front and rear of the house, the front garden having areas of lawn with adjoining well stocked shrub borders and a low brick wall to the frontage. Ornate pathways lead to the front door and to the parking area. Between the house and the garage is a secure gate which gives access to the rear of the property where there is an enclosed garden, again mainly laid to lawn with adjoining well stocked shrub borders and mature hedging. Adjoining the house there are extensive patio areas, ideal for seating and entertaining and there is also a timber summerhouse.

Sidmouth's town centre and seafront are approximately a mile and a quarter away and offer an excellent range of facilities and services. Within half a mile there is a good range of amenities within Woolbrook along with regular bus services to the surrounding area.

SERVICES Mains Gas, Electricity, Water and Drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted 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 G.

EPC: D

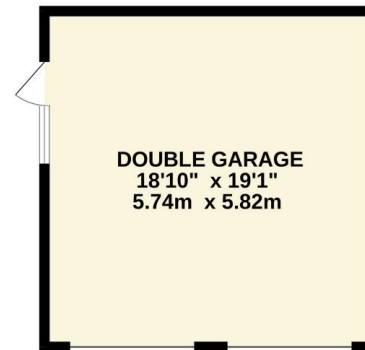
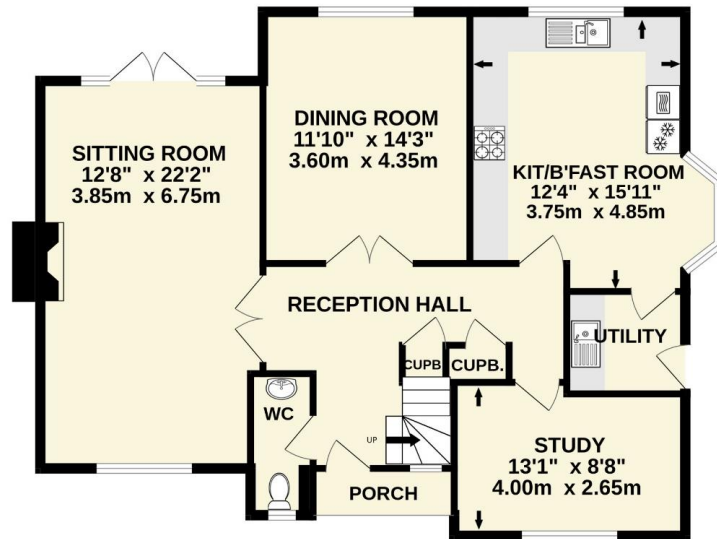
POSSESSION Vacant possession on completion.

REF: DHS02562

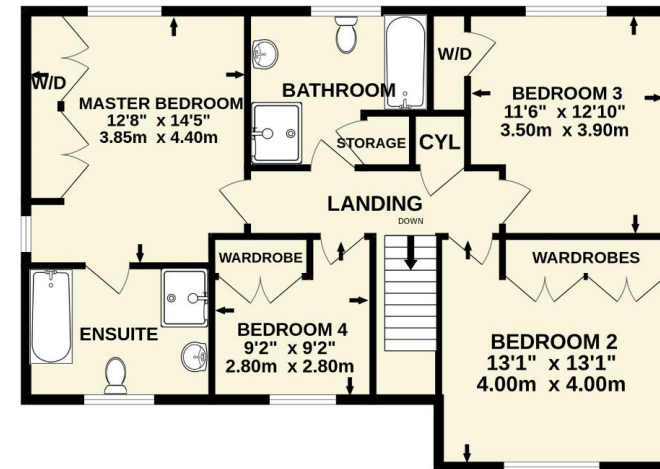
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1347 sq.ft. (125.1 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2207 sq.ft. (205.0 sq.m.) approx.

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.

Made with Metropix ©2025

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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

