



85



HARRISON
LAVERS &
POTBURY'S

85 Malden Road
Sidmouth
EX10 9ND

£425,000 FREEHOLD

A good size detached bungalow with modern kitchen and shower room and situated in a popular location with fine views to Salcombe Hill.

Offered for sale with no ongoing chain, this detached bungalow is presented in good order throughout, with gas central heating and double glazing. Once inside, the entrance hallway has a cupboard housing a gas-fired, combination boiler providing hot water and central heating. A modern kitchen has gloss white units with a built-in oven and electric hob and with space for various appliances. The sitting/dining room is a particularly good size, being almost eighteen feet in length and like the kitchen, has a front facing westerly aspect.

The large main bedroom has wall to wall built-in wardrobes and enjoys a stunning view to the east along Salcombe Hill. There is a second double bedroom, again taking in the hillside view. Finally, there is a modern shower room with mains shower and a separate WC.

The property stands on an attractive plot with a low maintenance, landscaped garden to the front, driveway and a single garage with power and light. To the rear is a good size garden, predominantly laid to lawn, featuring two patios and offering a good degree of privacy, with a superb view along Salcombe Hill.





Malden Road is a popular residential location, standing next to The Byes and River Sid and as such the bungalow is only a short walk from the foot and cycle paths that run alongside the river. A picturesque journey of around one and a quarter miles takes you to the Salcombe Road entrance of The Byes and from here the town centre and seafront are less than half a mile away. The property is also just a short walk from regular bus services running along Sidford Road, a third of a mile from the day-to-day amenities at Sidford and only one mile to Waitrose and a modern doctor's surgery. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street providing numerous independent shops, High Street chains and popular restaurants.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 47 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - August 2025.

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

EPC: D

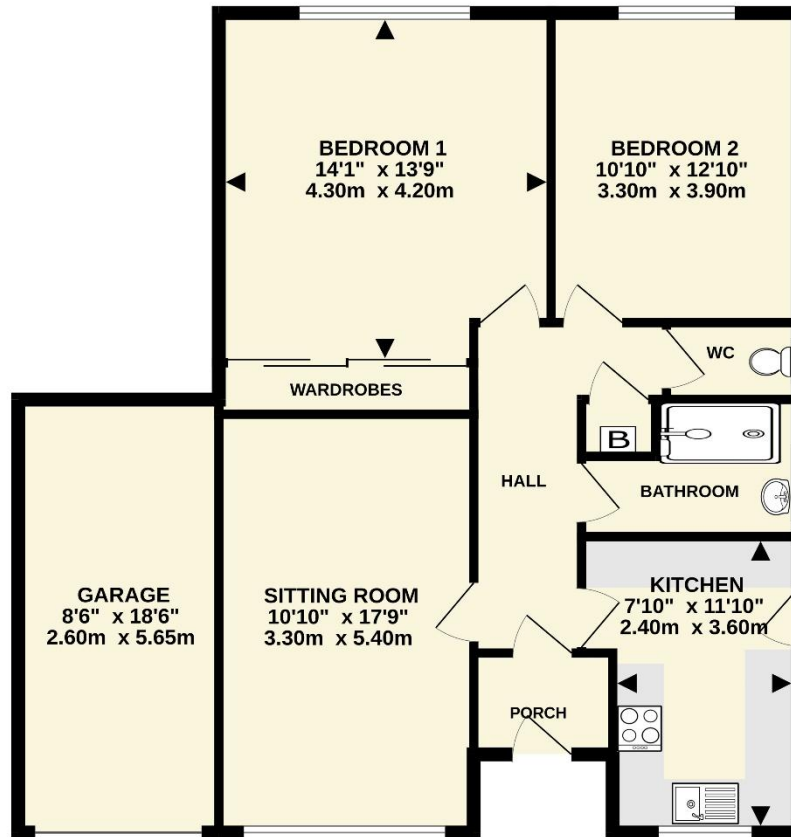
POSSESSION Vacant possession on completion.

REF: DHS02569

FREEHOLD



993 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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.
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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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