



HARRISON
LAVERS &
POTBURY'S

43 Newlands Road
Sidmouth
EX10 9NN

£595,000 FREEHOLD

A spacious and beautifully presented detached, chalet bungalow providing flexible accommodation and occupying a pleasant location in a popular residential area.

Presented in superb order throughout, this versatile detached home can, if required, provide a ground floor double bedroom with shower room opposite. An porch leads to a light and spacious entrance hallway with storage cupboards. A large sitting/dining room is dual aspect with a large window looking east with views through to Salcombe Hill. A separate living/dining room is also a good size, has patio doors opening into the rear garden and could easily be used as a ground floor double bedroom. The separate kitchen is fitted with a good range of units, having a built-in oven, gas hob and fridge. There is also space for a washing machine.

On the first floor, the landing is light and airy with two Velux windows. An airing cupboard provides some storage and houses a pressurised hot water cylinder. An attractive main bedroom has a rear facing window looking westerly, a built-in wardrobe and an en suite shower room with WC. A spacious second bedroom has a fine view along Salcombe Hill and wall to wall built-in wardrobes. Lastly, the main bathroom has built-in storage and a shower over the bath.





The property stands on a good size plot with a modern resin driveway, providing good off road parking and leading to a single garage with electric door, power and light. The front garden comprises lawn with gravel flowerbeds. To the rear, a landscaped garden features a beautifully arranged rockery, lawn garden, gravel beds, a patio adjoining the back of the property and a modern greenhouse, all enjoying a westerly aspect.

The property stands in a pleasant and quiet cul de sac section of Newlands Road, a short distance from the amenities at Sidford, The Byes and River Sid and regular bus services on Sidford Road. Waitrose and Lidl are a short drive away, with the town centre and seafront approximately two miles away. Sidmouth is an unspoilt town on the Jurassic Coast, having a busy High Street with 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 32 mbps. Good Outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom (as at August 2025).

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

EPC: D

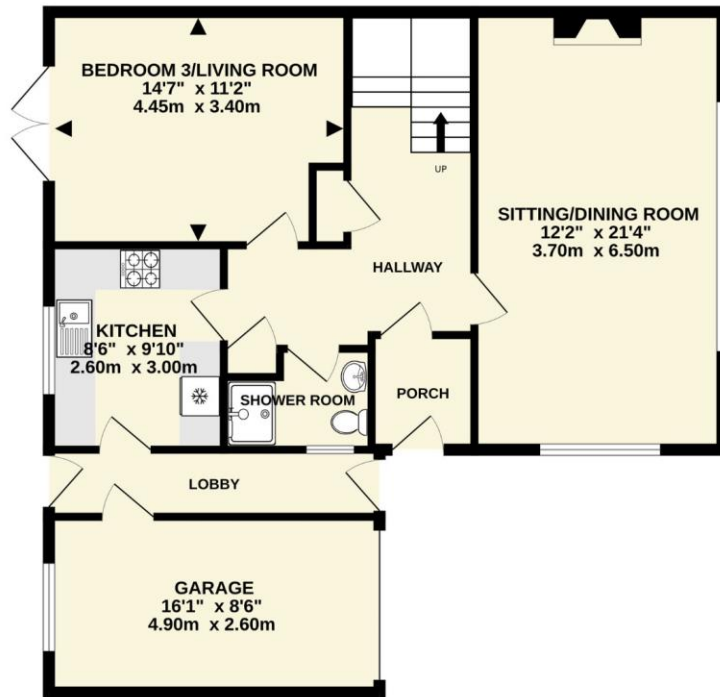
POSSESSION Vacant possession on completion.

REF: DHS02574

VIEWING Strictly by appointment with the agents.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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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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