



FORTY TWO



HARRISON
LAVERS &
POTBURY'S

42 Malden Road
Sidmouth
EX10 9LS

£550,000 FREEHOLD

A well presented, detached bungalow with study/third double bedroom, standing on an attractive level plot, adjoining The Byes.

Presented well and with gas central heating and double glazing throughout, this detached bungalow was built in the 1980's and provides flexible accommodation thanks to a good size study that could serve as a third double bedroom if required. An entrance porch with space for storage and coats leads to the main hallway which has excellent storage by way of deep cupboards, one housing a modern gas combination boiler. A spacious, open plan sitting/dining room has two large windows looking into the rear garden which faces east. An adjoining, double glazed conservatory features a hipped, double glazed roof and patio doors opening into the garden. The kitchen is fitted with a range of units to include a built-in oven, grill, dishwasher, washing machine, fridge/freezer and features an electric Aga.

The main bedroom is a good size with built-in wardrobes and an en suite shower room. There is a second double bedroom, main shower room and separate WC.





To the front is a landscaped garden with gravel beds and hedge border. A driveway providing ample parking and turning leads to a single garage with electric roller door. To the rear, a paved patio adjoins the conservatory, extending to the side with a south facing aspect. The remainder of the garden is laid to level lawn with flowerbeds and shallow borders, further patio and garden shed. The foot of the garden boundaries The Byes and provides a delightful backdrop.

Malden Road is a popular address, located a mile and three quarters from the town centre and seafront. The adjoining Byes provide pathways and a cycle route through picturesque riverside scenery down to the town centre. Regular bus services are within short walking distance, with amenities such as Waitrose and Lidl a short drive away.

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

BROADBAND AND MOBILE Ultrafast broadband is available in the area with predicted download speeds of 1800 mbps. Good outdoor and indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2025.

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

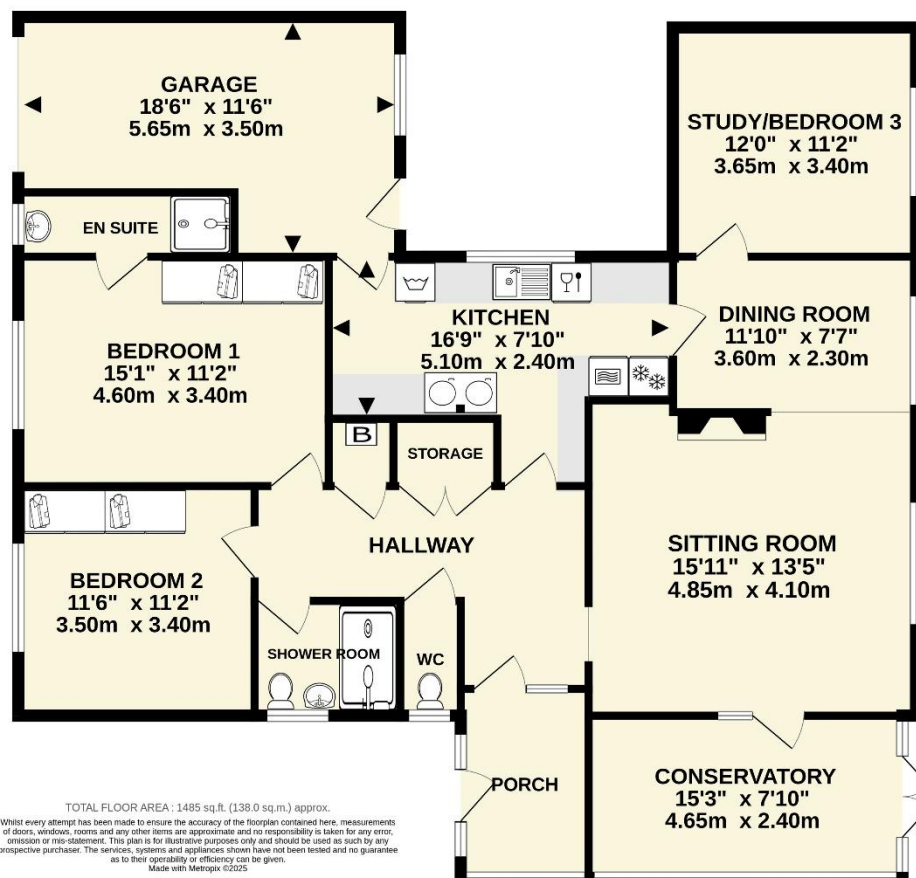
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02602



1485 sq.ft. (138.0 sq.m.) approx.



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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