



Burghclere  
Cotmaton Road  
Sidmouth  
EX10 8SX

£650,000 FREEHOLD

**A detached bungalow occupying a stunning, elevated position, just a short drive from the town centre and seafront.**

The property has been the subject of redecoration and light refurbishment within the last two years and as such presents well throughout. A spacious entrance hall has parquet flooring extending into the sitting/dining room, good storage and with space for a table and chairs. The dual aspect sitting/dining room has wide, sliding double glazed doors to the front, taking in a south easterly view, with a partial view through to the sea. The centrepiece of the room is a modern log burner. The separate kitchen is fitted with a range of units to include a built-in oven, induction hob and dishwasher. There is space for a washing machine and fridge/freezer.

The main bedroom is triple aspect with a Juliette balcony taking in a stunning view across the Sid Valley to hillsides beyond. There is a built-in wardrobe and an en suite shower room with a mains shower cubicle. A large second bedroom has a range of built-in wardrobes adjacent to which is a main shower room.





The bungalow stands on a mature plot with a south easterly aspect to the front, driveway parking, single garage and EV charging point. A lawn garden has mature beds and borders, extending across the front of the property and around to the side where there is a useful garden store/utility room that measures 3.9m x 3.8m and has power, light and a WC. To the west elevation is a greenhouse, water butts and composting areas. From the back of the bungalow, steps lead to a rising, lawn garden flanked by mature boundaries and beds and with a gravel patio. The garden continues to rise to a secluded timber summerhouse.

The bungalow stands towards the top of Cotmaton Road, in an area that falls within the East Devon National Landscape, neighbouring the golf course. Peak Hill, the South West Coast path, Jacobs Ladder Beach and Connaught Gardens are all within half a mile. The town centre and esplanade are less than one mile away. Sidmouth is an unspoilt town on the Jurassic Coast with wide ranging amenities to include numerous independent shops, High Street chains, popular restaurants to include Rockfish, Waitrose, Lidl, a theatre, cinema and indoor swimming pool.

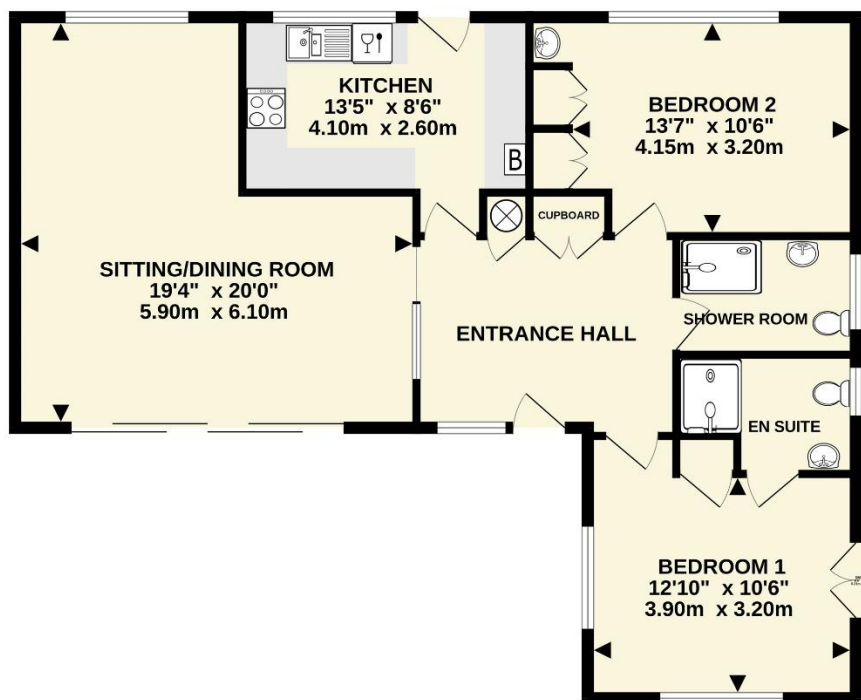


**SERVICES** Mains gas, electricity, water and drainage are connected.

**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. - April 2026

**COUNCIL TAX** We are advised by East Devon District Council that the council tax band is **F**.

GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



LOWER GROUND FLOOR  
163 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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**EPC: D**

**POSSESSION** Vacant possession on completion.

**REF: DHS02663**

**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.



Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

