



35 Summerfield



STAGS

35 Summerfield

, Sidmouth, EX10 9RY

What3Words: ///bonds.trip.rushed

A two bedroom detached bungalow with sea views, offering excellent scope for modernisation

- Elevated position
- Two double bedrooms
- Driveway parking and garage
- Convenient for Sidmouth and Sidford
- Freehold
- Open plan sitting/dining room
- Enclosed rear garden
- Scope for modernisation
- Quiet residential setting
- Council Tax Band E

Guide Price £425,000

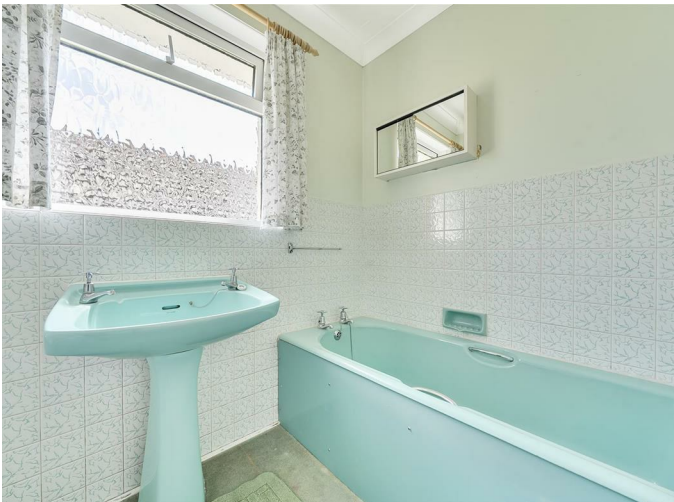
SITUATION: The property occupies an elevated position on a quiet road on the fringes of Sidford and Sidmouth, enjoying attractive views across the town and towards the sea. The Regency town of Sidmouth is set on the East Devon coastline and offers an excellent range of independent shops and amenities, together with a cinema, theatre and numerous recreational facilities. The town lies within the East Devon countryside and on the Jurassic Coast, a UNESCO World Heritage Site. The Cathedral City of Exeter is within easy reach, offering extensive facilities, mainline rail connections to London, access to the M5 and Exeter Airport.

DESCRIPTION: The entrance hall provides access to all rooms. To the front is a spacious open plan sitting/dining room with views across the town towards the sea and a gas fire. The kitchen, bathroom and separate WC are perfectly usable but would benefit from updating. There are two double bedrooms, both positioned to the rear of the property. Overall, the property offers well proportioned accommodation with excellent scope for modernisation.

OUTSIDE: To the front are lawned and landscaped gardens, with driveway parking leading to the garage. Paths to either side lead to the enclosed rear garden, which is mainly laid to lawn with mature shrubs and planting, together with a summerhouse and greenhouse.

SERVICES: Mains water, drainage and electric. Gas fired central heating. Standard and Superfast broadband available. Mobile coverage available outdoors on most major networks (Ofcom 2026).





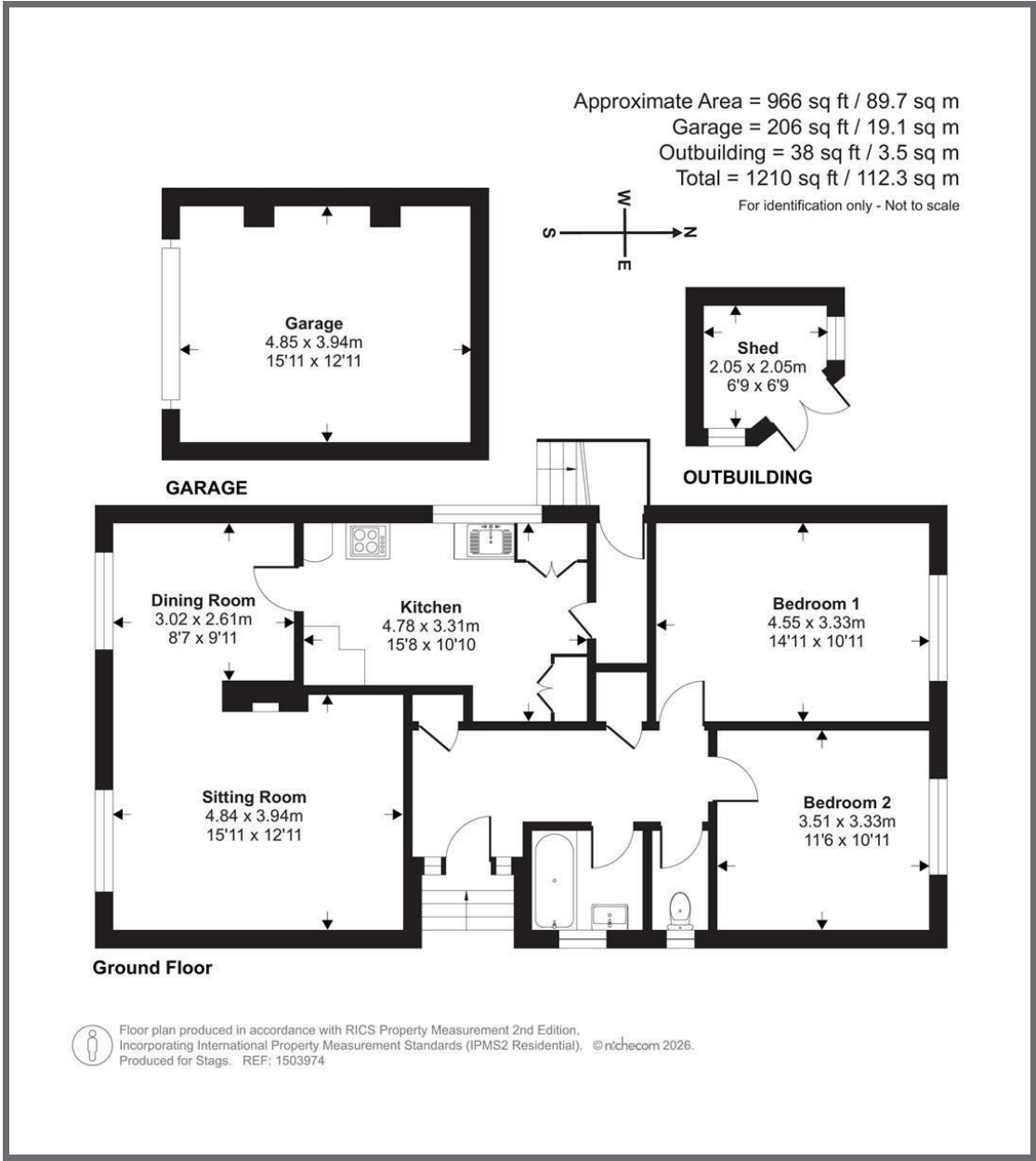
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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