



HARRISON
LAVERS &
POTBURY'S

21 Ascerton Close
Sidmouth
EX10 9BS

£435,000 FREEHOLD

Spacious detached three bedroom chalet bungalow with south facing rear garden.

The property comprises a spacious and versatile three bedroom detached chalet bungalow enjoying a south facing rear garden and offering flexible accommodation arranged over two floors. The property is conveniently situated just over half a mile from the town centre which offers an excellent range of facilities and services along with the esplanade and seafront. Within a few minutes walk of the property is a Spar supermarket and regular bus services along Temple Street.

On entering the property, a large reception hall has a useful walk-in storage cupboard off and the stairs to the upper floor. The main living space comprising a sitting room and separate dining room and is to the rear of the property enjoying a lovely southerly aspect, the dining room having sliding patio doors opening onto a covered verandah and the rear garden. The main bedroom and a spacious shower room is also located on this level and the kitchen enjoys an outlook to the front aspect, having a range of cupboards, drawers and worksurfaces, along with a built-in oven, hob and cooker hood. In addition, there is a separate utility room which has a further sink unit along with space for a washing machine.





On the first floor there are two further bedrooms and a separate bathroom, bedroom two enjoying a southerly aspect with a view towards Salcombe Hill. The first floor also offers extensive storage cupboards/wardrobes along with access into eaves storage space.

The property benefits from a south facing rear garden together with the covered verandah which provides a pleasant seating area from which to enjoy the garden. A brick paved driveway provides ample parking and gives access to an attached single garage which has an electric roller door along with a side door for convenience. The gardens are mainly laid to lawn with adjoining shrub borders and within the rear garden is a timber garden shed and aluminium greenhouse.

General modernisation is now required. Gas fired central heating and uPVC double glazed windows (excluding the garage window) are installed.

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 80 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – October 2026.

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

EPC: TBA

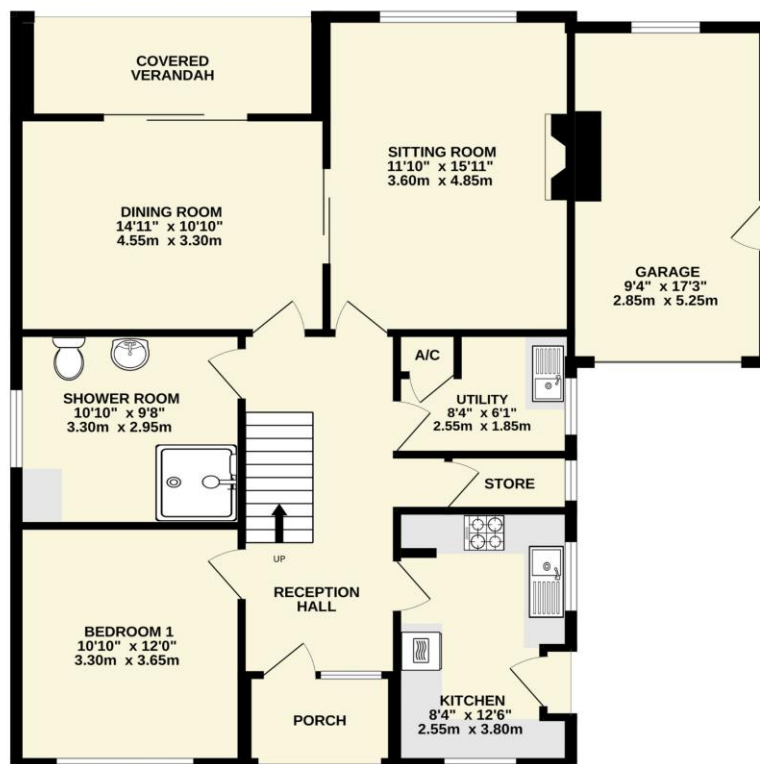
POSSESSION Vacant possession on completion.

REF: DHS02729

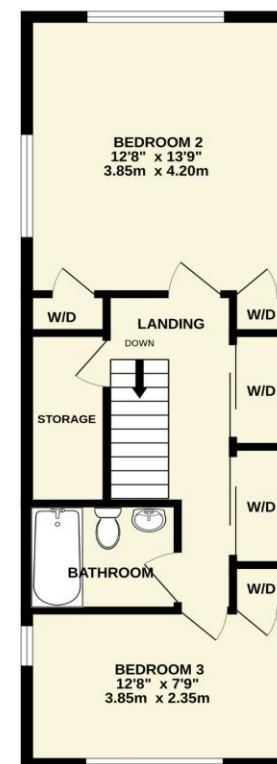
VIEWING Strictly by appointment with the agents.



GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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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