



13 Primley Paddock
Sidmouth
EX10 9LA

£450,000 FREEHOLD

Situated within a short walk of local shopping facilities and bus services, a detached bungalow offering well presented accommodation.

This attractive detached bungalow occupies an almost level site and enjoys a lovely south westerly aspect.

On entering the property an entrance lobby has a tiled floor and doors to the garage and to a good size dual aspect sitting room, which takes full advantage of the south and west aspect and views toward Muttersmoor. The kitchen/dining room also enjoys a similar aspect and is attractively fitted with an extensive range of storage units, worksurfaces and integrated appliances comprising a split-level electric oven, gas hob, cooker hood, dishwasher and there is space for a fridge/freezer. Adjoining the kitchen is a useful utility area which has further worksurfaces, a sink unit, space and plumbing for a washing machine and a door leading into the garden.

The two double bedrooms, both have wardrobes and enjoy a pleasant view over the rear garden and towards Salcombe Hill.





The bathroom is fitted with a white suite and has attractive tiling and comprises a bath, pedestal wash basin, WC along with a separate shower cubicle.

The accommodation is neutrally decorated throughout with gas fired central heating and uPVC double glazed windows being installed.

The gardens both front and rear are mainly laid to lawn with adjoining well stocked shrub borders. The rear garden has a patio area along with a timber storage shed. Adjoining the front of the bungalow is a driveway providing ample parking and this leads to the attached single garage which has an up and over door, light and power along with shelving and cupboards.

Primley Paddock forms part of a popular residential area and is conveniently situated within a short stroll of shopping facilities and bus services at Woolbrook. Sidmouth's town centre and seafront are a little over a mile away and offer an excellent range of facilities. The Byes, a delightful riverside walk and cycle track is also within walking distance.

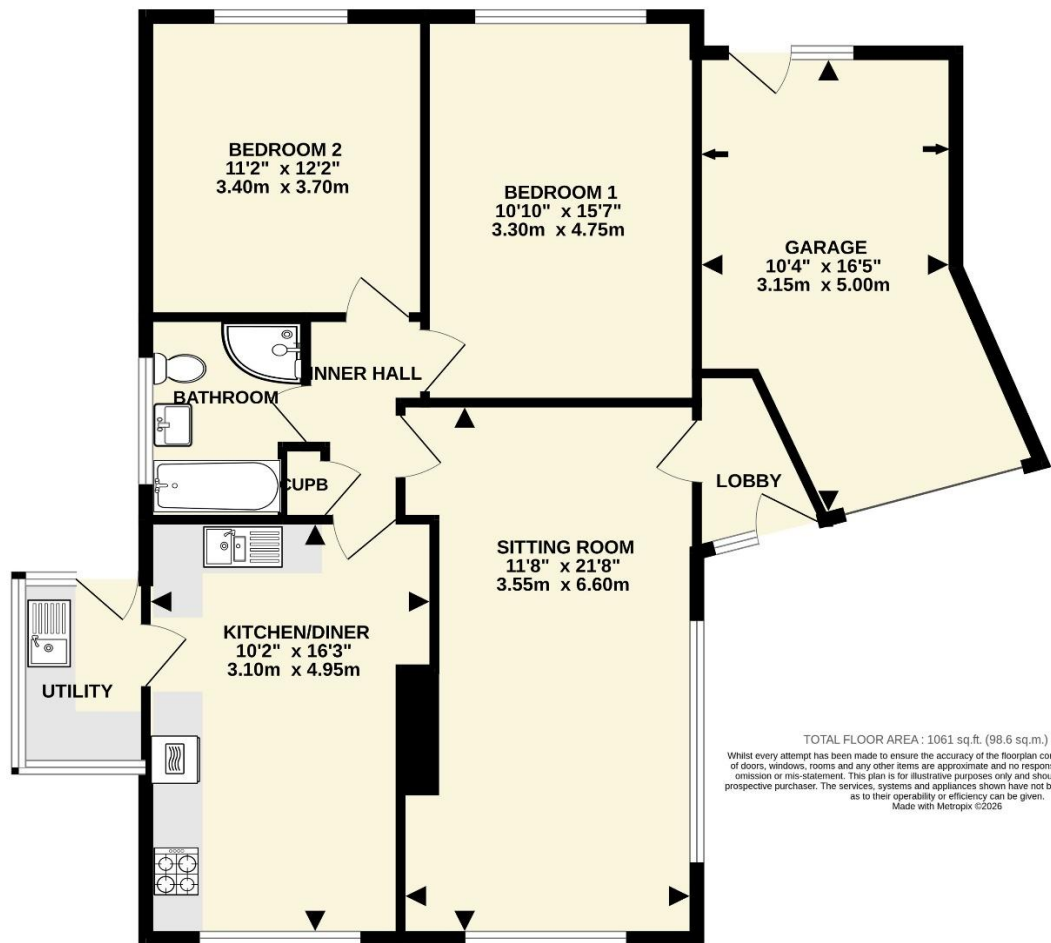


SERVICES Mains gas, electricity, water and drainage are connected.

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 in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom. – April 2026

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

GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02330

DIRECTIONS Leaving the town centre, pass the Radway cinema on the left. Continue for approximately two thirds of a mile and at Exeter Cross follow the road to the right signposted Sidbury and Honiton. Continue passing Livonia and Coulsdon Road on the right and take the next turning left into Yarde Hill Orchard. The next turning on the right is Primley Paddock.

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



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

