
5
HLP
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POTBURY'S

5 Yarde Close
Sidmouth
EX10 9JN

£475,000 FREEHOLD

An attractive, semi-detached bungalow, presented well throughout and occupying a pleasant location in a cul de sac, short walking distance from The Byes and River Sid.

Offered for sale in attractive, modern order, the accommodation, which has gas central heating and double glazing, comprises entrance hallway with access to a partially boarded loft with light. The sitting room has an east facing, bay window and a log burner. The triple aspect kitchen/breakfast room has a comprehensive range of fitted units with granite worksurfaces. The cooker, washing machine and fridge/freezer are included in the sale.

The main bedroom has a west facing aspect looking into the rear garden and wardrobes that will be included in the sale. There is a second double bedroom with an east facing window to the front. A well-appointed, modern shower room has ceramic tiles and airing cupboard, adjacent to which is a separate WC.

The bungalow stands on a good size plot facing east to the front and west to the rear. A long driveway leads to a detached garage and there is additional gravel parking cut into the front garden. To the rear, a deep garden is predominantly hard landscaped, providing plenty of seating areas broken up with well stocked, colourful flowerbeds, all offering a surprisingly good degree of privacy from the immediate neighbours.













Yarde Close is situated in a particularly popular area of Sidmouth, short walking distance from The Byes, River Sid and regular bus services. Amenities such as Waitrose and Lidl are a short drive away and the town centre and seafront are around a mile and a quarter away. Sidmouth is an unspoilt town on the Jurassic Coast, with a busy High Street having numerous independent shops, High Street chains and popular restaurants.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - September 2026

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

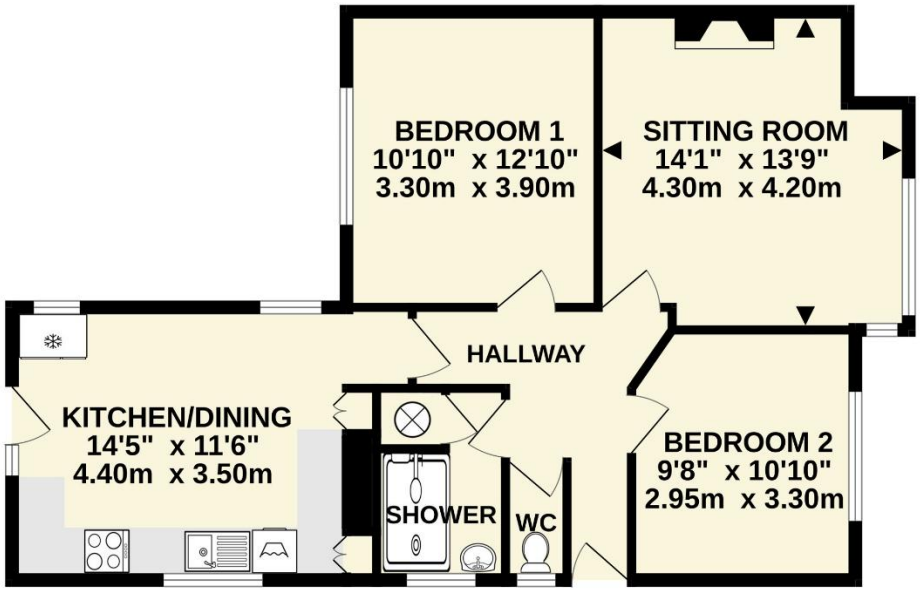
EPC: D

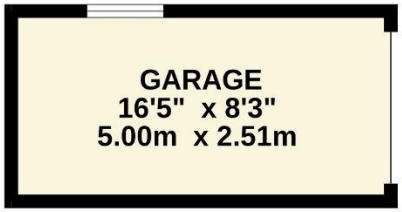
POSSESSION Vacant possession on completion.

REF: DHS02719

VIEWING Strictly by appointment with the agents.

YARDE CLOSE
857 sq.ft. (79.6 sq.m.) approx.





TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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