



HARRISON
LAVERS &
POTBURY'S

43 Primley Road, Sidmouth, EX10 9LF

£725,000 FREEHOLD

A recently extended and modernised detached chalet bungalow with stunning south facing garden and situated in one of Sidmouth's sought after residential roads.

This three bedroom detached property occupies a level site and is positioned within a stones' throw of The Byes riverside walk. Also nearby are local shopping facilities and bus services and the town centre and seafront are a little over a mile away.

In more recent years the property has been the subject of considerable improvement and expenditure which has included an extension and conversion of the roof space. Now presented in good order throughout, the property offers flexible accommodation with bedroom and shower room facilities located on both the ground and first floor. This versatile layout can accommodate a variety of living arrangements, making it ideal for families, guests, those working from home or anyone seeking the convenience of ground floor sleeping and shower facilities.

The property benefits from the installation of solar panels and an air source heat pump, providing an energy-efficient and environmentally approach to home heating and power generation.

On entering the property via an entrance porch, the reception hall opens into the main sitting room, which has a bay window to the front aspect and glazed double doors leading into a lovely garden room.





This enjoys a southerly aspect, with an outlook over the rear garden and has wide sliding patio doors with an electrically operated awning over. A spacious kitchen/dining room also enjoys a southerly aspect, again, having sliding patio doors to the garden. The kitchen area is extensively fitted with a range of cupboards, drawers and worksurfaces providing ample storage and built-in appliances comprise split level double oven, induction hob, cooker hood, dishwasher and larder fridge. From the garden room, an inner hall opens into a separate shower room and utility room which offers further cupboards and worksurfaces and ample space for freestanding appliances.

The ground floor double bedroom has a bay window and fitted wardrobes to one wall and an adjoining ensuite shower room is fully tiled and fitted with a modern white suite.

To the first floor there are two bedrooms, one currently being used as a study. The main bedroom takes full advantage of its southerly aspect, having a wide Oriel window which overlooks the garden and beyond towards Salcombe Hill. A separate shower room is again fitted with a modern white suite. The first floor offers lots of storage, with access to eaves space and off the landing is a large walk-in storage cupboard.



The gardens have been beautifully landscaped, the majority being to the rear and taking full advantage of the south aspect. A large central lawn is surrounded by well stocked borders containing numerous ornamental trees and shrubs and there are various patio areas, ideal for seating and entertaining.

Adjoining the front of the property is a further area of garden along with a driveway, providing ample parking and giving access to an attached single garage which has light and power and rear door opening to an undercover area and the rear garden.





SERVICES Mains electricity, water and drainage are connected.

BROADBAND AND MOBILE -Fibre Broadband to the property. Standard, Superfast and Ultrafast broadband are available in the area with predicted speeds of up to 1000 mbps. Good outdoor and in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.- at June 2026.

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

POSSESSION Vacant possession on completion.

EPC: D

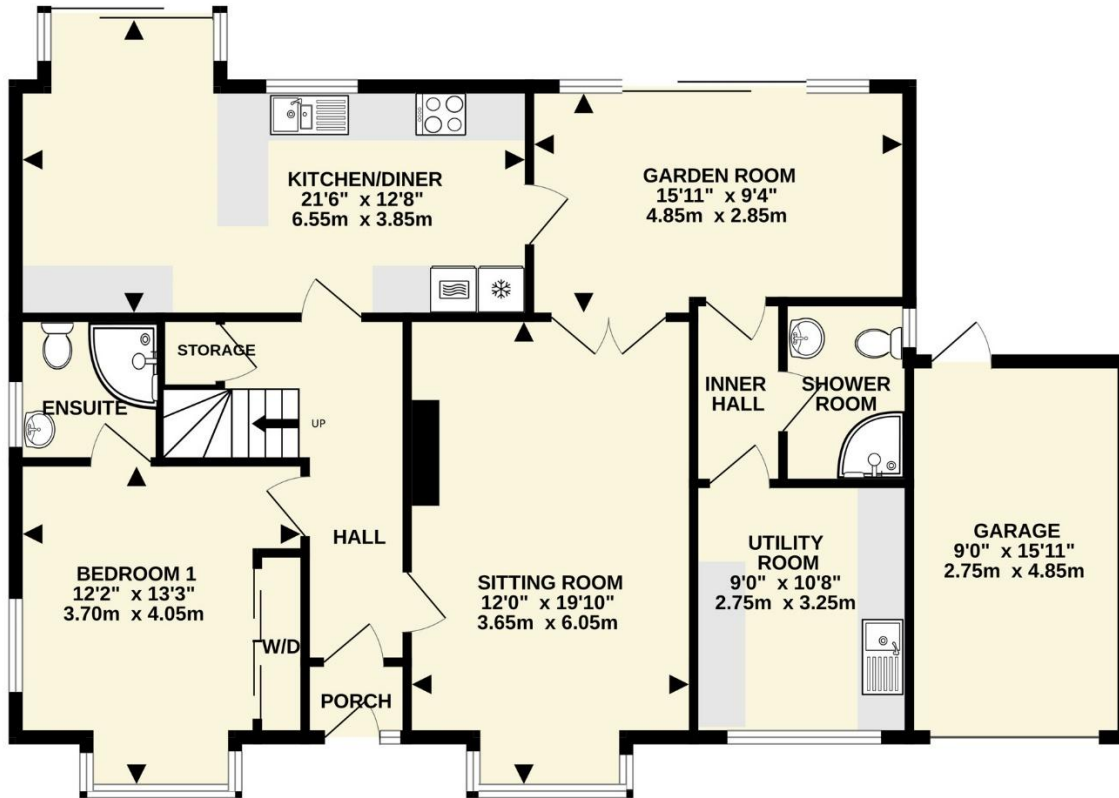
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VIEWING Strictly by appointment with the agents.

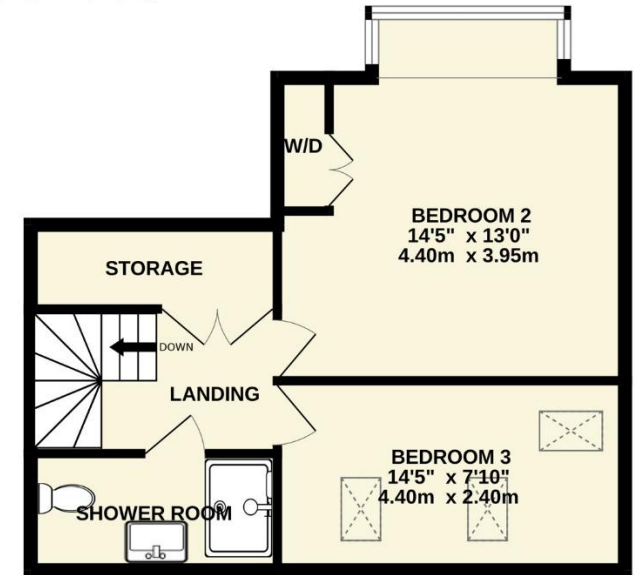


IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third 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.

GROUND FLOOR
1207 sq.ft. (112.1 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.8 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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Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

