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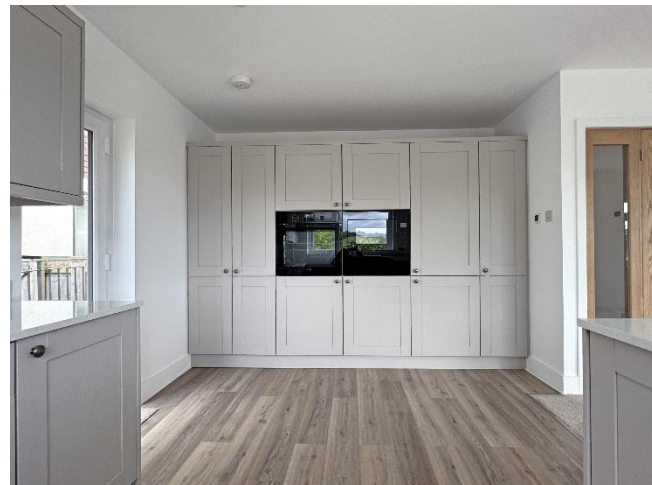
# 19 Barn Hayes Sidmouth EX10 9EE

## £550,000 FREEHOLD

**A stunning, detached bungalow, beautifully refurbished and remodelled, with contemporary fixtures and fittings and finished to a particularly high standard.**

Offered for sale with no ongoing chain, this superb detached bungalow has been the subject of considerable improvement, now presenting in immaculate order throughout with high quality, contemporary fixtures and fittings. The recently completed renovation includes new floor coverings, wiring, plumbing and heating system. On entering the property, a view to Muttersmoor is seen through glazed doors that open into the living area. Approaching 30ft in width, the open plan sitting/dining and kitchen is most impressive, featuring three large windows looking westerly over Woolbrook and along Muttersmoor. The kitchen is fitted to a high standard, with a comprehensive range of storage units and pan drawers along with an AEG induction hob, fan oven and microwave oven, a Beko fridge/freezer, Neff dishwasher and built-in space for a washing machine.

The main bedroom has an easterly aspect to the front and features a newly created en suite shower room, fitted and finished with a stylish suite. The second double bedroom also looks to the front aspect and the main bathroom matches the en suite and includes a mains shower over the bath.





The property stands on a generous plot with larger than average gardens, having an easterly aspect to the front and westerly to the rear. A resin driveway provides off-road parking for up to four cars and leads to a single garage with an electric roller door, connecting door to the bungalow, power, light and a cold water tap. The rear garden is generous in size and is arranged with patio adjoining the bungalow and a double glazed conservatory, with power and light. The remainder of the garden is predominantly laid to lawn with mature borders.

Barn Hayes is located in Woolbrook on the main bus route into the town centre which is around a mile and a half away. Amenities such as Waitrose and Lidl are just a short drive away, as is the A3052 to Exeter. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street offering numerous independent shops, High Street chains and popular restaurants. Wide ranging amenities include a theatre, cinema, indoor swimming pool, eighteen hole golf course, beautiful public gardens and an historic esplanade.

**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 75 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – at May 2026.

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

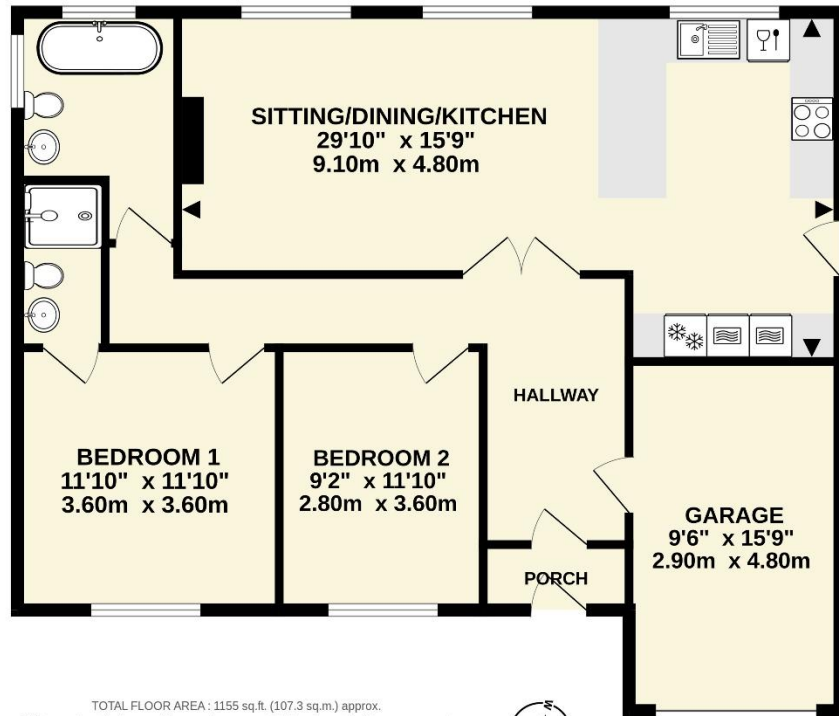
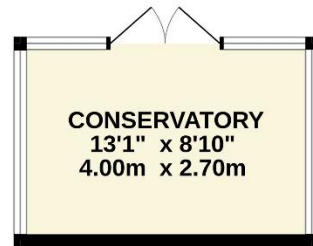
**EPC: C**

**POSSESSION** Vacant possession on completion.

**REF: DHS02673**



1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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**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.



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