
HLP
HARRISON
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POTBURY'S

6 Malden Road
Sidmouth
EX10 9LS

£695,000 FREEHOLD

A spacious, 1930's detached house with flexible, family accommodation, situated in a popular location close to The Byes and River Sid.

Presented in good decorative order throughout and with gas central heating and double glazing, this well-proportioned house would perfectly suit a growing family. Once inside, the accommodation comprises entrance hall with cloakroom/WC, sitting room with bay window to the front aspect, a generous open plan kitchen/dining room with a comprehensive range of kitchen units, patio doors to the rear garden and an adjacent utility room. Finally, on the ground floor, is a 26' dual aspect living room, with patio doors to the rear garden.

On the first floor are four double bedrooms and a good size single bedroom. The main bedroom is fitted with a range of bedroom furniture and has a bay window to the front aspect. Next door, the main bathroom includes a separate shower cubicle. The guest bedroom has an en suite shower room, bedroom three is fitted with a range of wardrobes and has a south facing bay window, bedroom four currently serves as a twin room and bedroom five could easily be a study if required.













The house stands on a corner plot with plenty of off-road parking to the front, bordered by flowerbeds. Gated access at both sides of the house lead to the rear garden which benefits from a south facing aspect, with level lawn, patio, beds and borders. The garden extends to meet a second driveway, providing off road parking for two cars and leading to a detached, double garage measuring, 6.2m wide x 5.6m deep. The garage has an electric door, power and light.

Malden Road is a popular residential location, standing next to The Byes and River Sid, placing the property only a short walk from the foot and cycle paths that run alongside the river. A picturesque journey of around a mile and a quarter takes you to the Salcombe Road entrance of The Byes. From here, the town centre and seafront are less than half a mile away. The house is also just a short walk from regular bus services running along Sidford Road and only a short drive from Waitrose, Lidl and local schools. Sidmouth College is just a few minutes' walk away. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street providing numerous independent shops, High Street chains and popular restaurants.

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

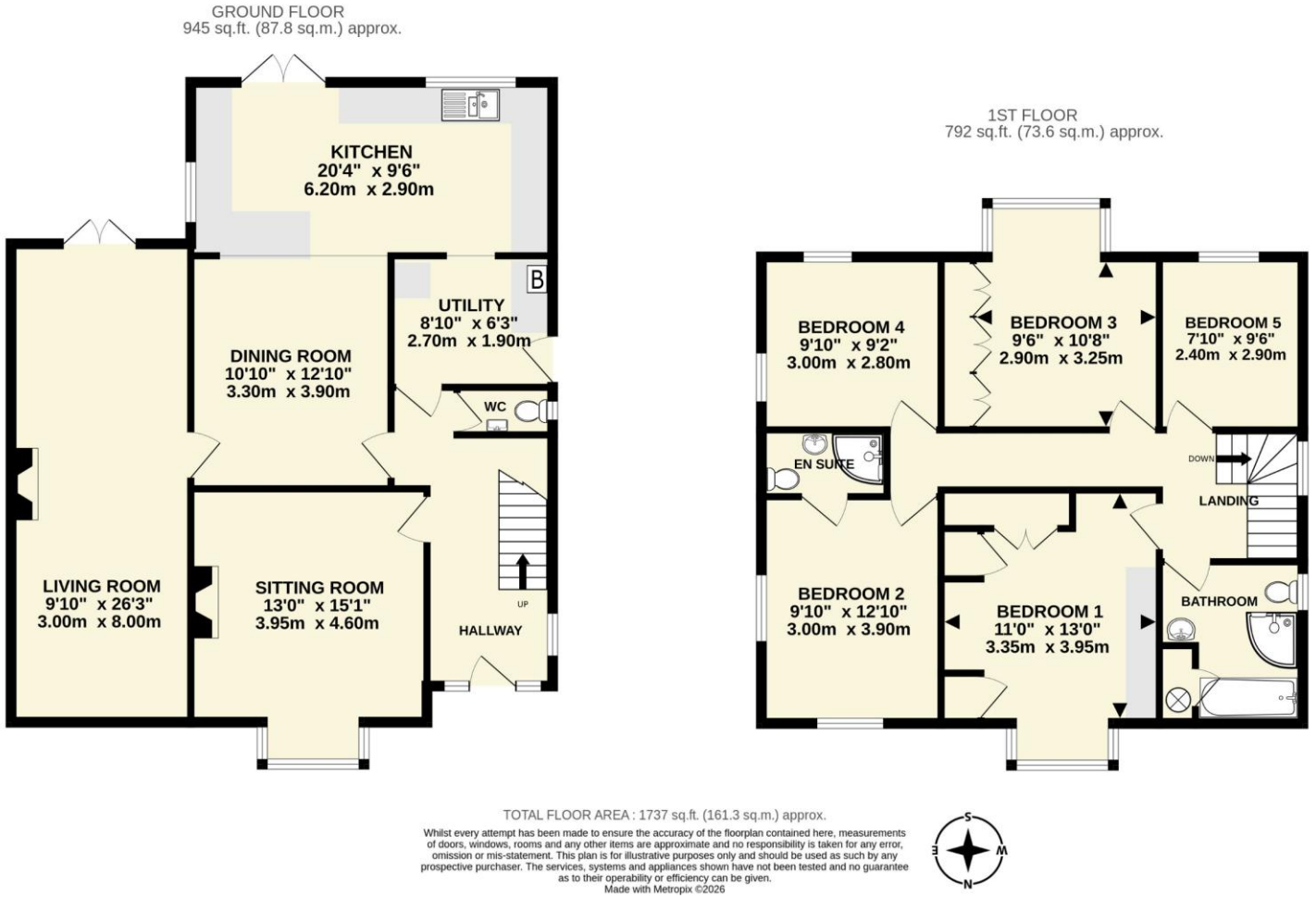
BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - October 2026.

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

EPC: D

REF: DHS02735

VIEWING Strictly by appointment with the agents.



TOTAL FLOOR AREA : 1737 sq.ft. (161.3 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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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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