
HLP
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POTBURY'S

35 Barn Hayes
Sidmouth
EX10 9EE

£560,000 FREEHOLD

A spacious three /four bedroom detached property, enjoying stunning views over The Sid Valley and having a good size mature garden.

The property occupies a slightly elevated position within a popular residential area and takes full advantage of its southerly aspect and stunning views over The Sid Valley to the surrounding hills.

The accommodation is spacious and offers a degree of flexibility, having a ground floor bedroom and separate cloak/WC which has the potential to become a shower room if needed.

On entering the property, a spacious reception hall opens into the main living area comprising a sitting room and adjoining dining room. The sitting room enjoys a bright dual aspect and views and a central open fireplace offers a lovely focal point. The adjoining room has sliding doors opening into the rear garden. The kitchen offers a range of storage units, drawers and worksurfaces and includes a split-level oven, gas hob, cooker hood, along with space for a fridge/freezer and dishwasher.

An inner hall offers good storage cupboards and opens into the ground floor cloaks/WC, along with the ground floor bedroom which is currently being used as a snug and has an outlook to the rear aspect.

To the first floor are three further bedrooms, two of the bedrooms taking full advantage of the views. The main bedroom enjoys a dual aspect along with a good size en-suite shower room which has an attractive white suite and large built-in wardrobes.













A separate family bathroom comprises a bath with shower over, WC, bidet, wash basin and vanity cupboards.

The property has an attractive mature garden, the majority being to the rear and providing privacy. A large area of lawn has adjoining well stocked shrub borders and a well positioned summerhouse enjoys views to Muttersmoor. Adjoining the rear of the house is a good size patio area, ideal for entertaining. Adjoining the front of the property is a driveway and an integral single garage has a personal door leading into the main reception hall.

Barn Hayes is a mature residential area and is conveniently situated for local shopping facilities and bus services within Woolbrook. Sidmouth's town centre and seafront are approximately a mile and a half away and offer an excellent range of facilities and services.

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 indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - November 2026.

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

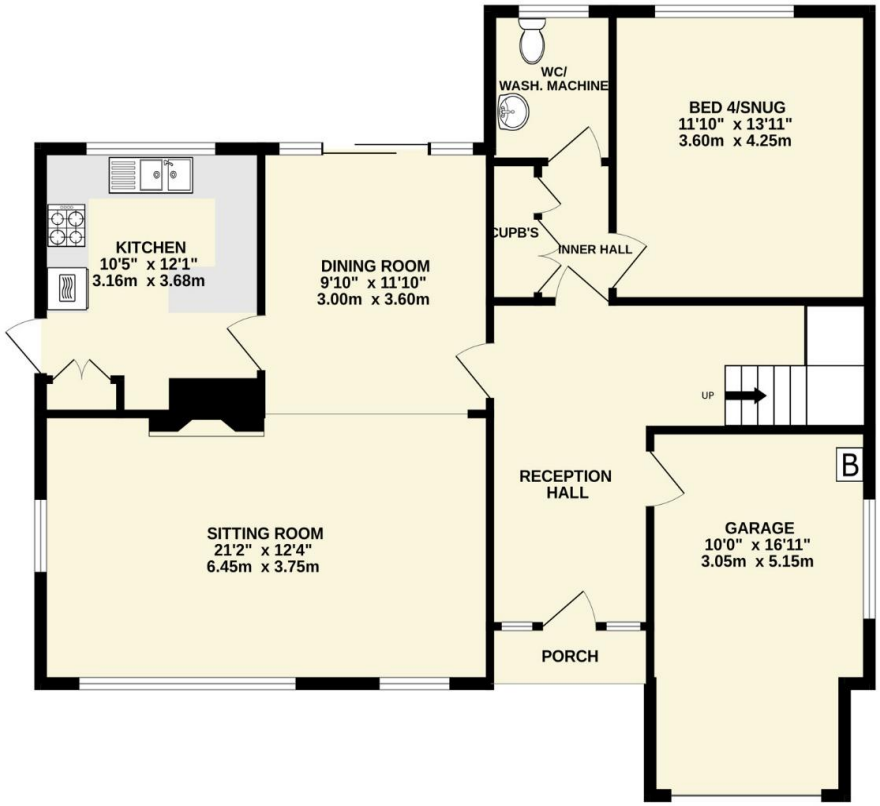
EPC: E

POSSESSION Vacant possession on completion.

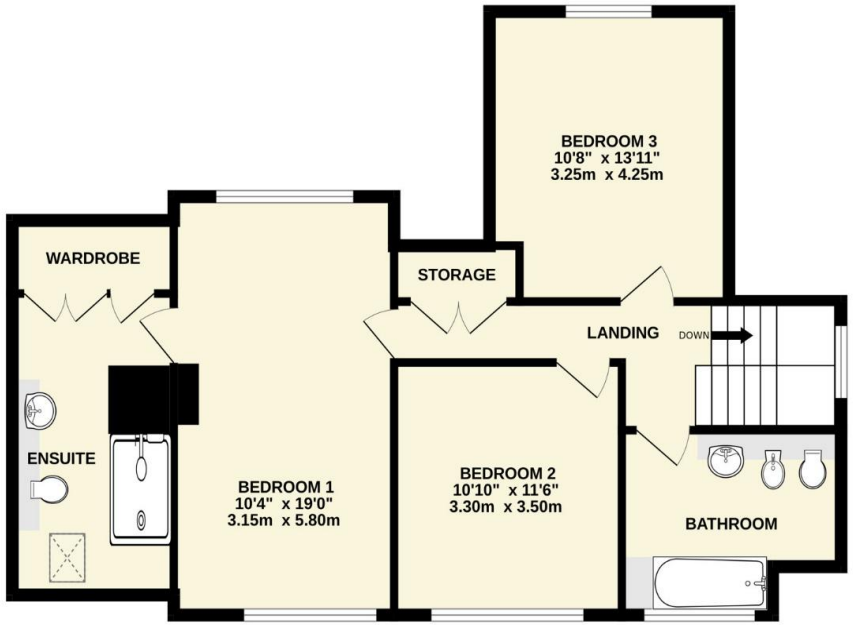
REF: DHS02755

VIEWING Strictly by appointment with the agents.
PROOF OF IDENTITY Please note that as part of our obligation to perform ID and Anti Money Laundering checks, a fee is chargeable to all buyers once an offer is accepted to cover the cost of these checks. Once completed, the fee is not refundable under any circumstance.

GROUND FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



1ST FLOOR
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1867 sq.ft. (173.4 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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