



 HARRISON
LAVERS &
POTBURY'S

20 Malden Road
Sidmouth
EX10 9LS

£550,000 FREEHOLD

A beautifully presented and extended detached bungalow, having a south facing rear garden with views to Salcombe Hill.

The property is situated in a popular residential area and is within a short walk of local bus services and The Byes riverside walk. Local shopping facilities can be found in both Sidford and Woolbrook, with Sidmouth's town centre and seafront being approximately a mile and a half away.

The bungalow is set in a beautiful mature garden, the majority being to the rear and enjoying a lovely southerly aspect with views towards Salcombe Hill.

On entering the bungalow, the reception hall features oak flooring along with having access to the roof space. The sitting room and kitchen/dining room both are to the rear of the bungalow and therefore take full advantage of the southerly aspect, both having French doors leading into the garden. The kitchen/dining room also has a west facing window and is fitted with a good range of matching cupboards, drawers and worksurfaces, all providing storage. Integrated appliances comprise an electric oven, ceramic hob and cooker hood along with a fridge and dishwasher. A useful separate utility room offers further storage cupboards, a sink unit and has an integrate washing machine along with space for a fridge/freezer and there is a built-in larder/storage cupboard with window and shelving. An adjoining rear lobby has the boiler cupboard off along with direct access into the garage.





The two double bedrooms overlook the front garden. The main bedroom has fitted wardrobes and an en suite shower room, fitted with a modern white suite. Bedroom two also has fitted wardrobes and a matching dressing table unit and features a wide bay window. In addition to the en suite there is a separate family bathroom, again fitted with a modern white suite and having attractive tiling. This comprises a panelled shaped bath with shower over along with a WC, wash basin and heated towel rail.

The bungalow benefits from having gas fired central heating and uPVC double glazed windows and doors.

Adjoining the front of the bungalow is a driveway providing parking and this leads to an attached single garage which has an electric roller door, light and power along with French door to the rear, accessing the garden. The gardens are very attractive with both the front and rear being mainly laid to lawn with adjoining well stocked shrub borders.

The rear garden has a raised sun terrace adjoining the bungalow which takes full advantage of the southerly aspect and views towards Salcombe Hill and there is a timber garden shed providing further storage.

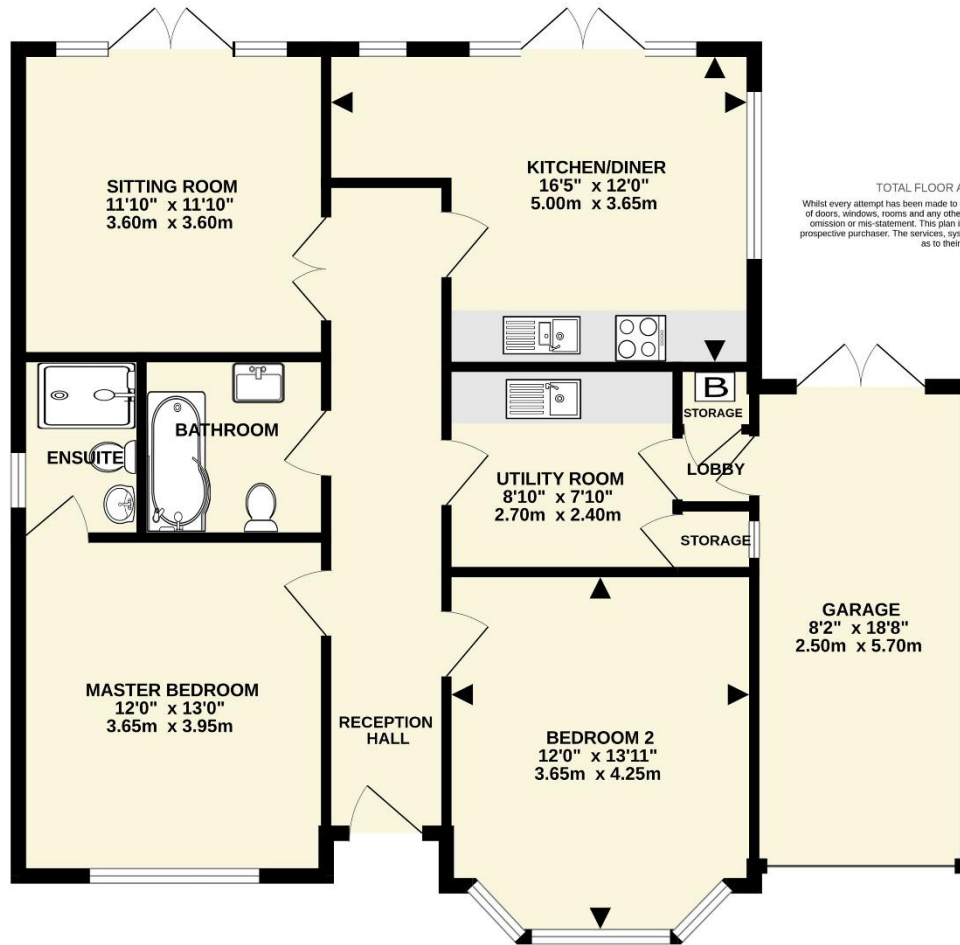
Sidmouth offers an excellent range of facilities to include numerous independent shops, High Street chains and popular restaurants to include Rockfish, Waitrose, Lidl and regular bus services to the surrounding area.

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 in-home mobile coverage is predicted by EE, Three, O2 and Vodafone. Information provided by Ofcom – April 2026.



GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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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OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: TBA

POSSESSION Vacant possession on completion.

REF: DHS02649

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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