



HARRISON
LAVERS &
POTBURY'S

7 Ridgeway Mead
Sidmouth
EX10 9DT

£580,000 FREEHOLD

A beautifully presented, detached bungalow featuring contemporary and well-appointed kitchen and bathrooms. Attractive rear garden, hillside views, parking and a single garage.

Presented to a high standard throughout, this three bedroom, detached bungalow has gas central heating, double glazing and picturesque, hillside views to the rear. A particular feature is the kitchen which is fitted with an excellent range of units, having quartz surfaces with built-in fan/microwave oven, a main fan oven, plate warmer, induction hob, dishwasher and fridge/freezer. An adjoining utility room has been fitted to the same standard and provides space for a washing machine. A wall mounted gas boiler was installed in late 2025. The kitchen, utility room and both bathrooms have Karndean flooring. A separate dining room twins as a study and leads to the sitting room which has a sliding door opening into the conservatory.

An inner hallway off the dining room leads to the main bedroom that has a range of fitted wardrobes and en-suite bathroom with a separate shower cubicle. There are two further double bedrooms, bedroom two having fitted wardrobes and bedroom three currently being used as a dining room. Finally, the main shower room, as with the kitchen and en-suite, is fitted to a high standard.

From the conservatory, patio doors lead to a covered terrace where steps lead down to the rear garden. A secluded patio overlooks the garden and a door gives access to a useful workshop beneath the bungalow, with limited head height. The majority of the rear garden is laid to lawn with well stocked, colourful beds and borders, greenhouse and timber garden shed.





To the front a driveway provides off-road parking leading to a single garage with electric door, power and light.

Ridgeway Mead is in a pleasant location within the Woolbrook area of Sidmouth just half a mile from Waitrose and the amenities at the bottom of Woolbrook Road which include Lidl, a convenience store and bakery. Regular bus services to Exeter and the town centre are a short walk away with the town centre and seafront around a mile and three quarters. Sidmouth is an unspoilt town on the Jurassic Coast benefitting from a busy High Street with numerous independent shops, High Street chains and popular restaurants. Wide ranging amenities include a cinema, theatre, indoor swimming pool, beautiful public gardens and an historic, Regency 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 80 mbps. Good outdoor and variable indoor mobile coverage is available 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 F.

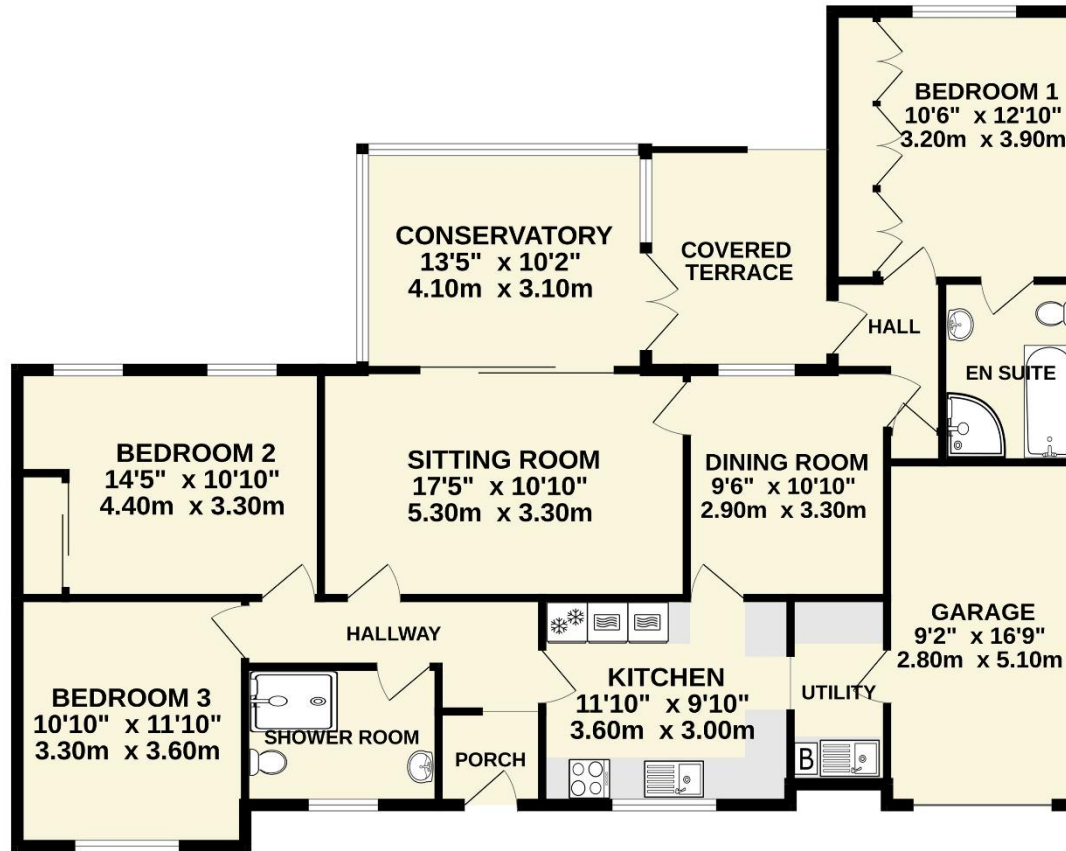
EPC: C

POSSESSION Vacant possession on completion.

REF: DHS02679



1403 sq.ft. (130.3 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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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