



HLP

HARRISON  
LAVERS &  
POTBURY'S

108 Malden Road  
Sidmouth  
EX10 9LY

**£550,000 FREEHOLD**

**Occupying a corner site and conveniently situated, an extended detached house located close to The Byes.**

Located approximately a mile and a half from Sidmouth's town centre and seafront, this detached property enjoys a southerly aspect and is within a short stroll of an entrance into The Byes riverside walk. Also nearby, there are bus services and local amenities at Sidford.

On approaching the property, a large brick paved driveway provides ample parking and gives access to two single garages, both having electric up and over doors.

The entrance hallway has a fitted coats cupboard and a glazed door opens into a split-level lounge/family room. The lounge area enjoys a south and east aspect, with a fireplace and electric fire and the adjoining family area has the stairs rising to the upper floor and sliding patio doors leading into a conservatory, which in turn leads into the garden.

The kitchen/dining room is L shaped, having an outlook over the rear garden and with a door leading into a useful rear porch. The kitchen area has a range of cupboards and worksurfaces incorporating a breakfast bar all providing ample storage and an adjoining utility room offers access into one of the garages and has a cloaks/WC off.





To the first floor there are three good size bedrooms, all having a dressing area with fitted wardrobes, the main bedroom having an en suite shower room. There is also a separate family bathroom.

The property is now in need of general modernisation throughout. Gas fired central heating and uPVC double glazed windows are installed.

The property occupies a good size corner plot with gardens predominantly to three sides. The gardens are mainly laid to lawn with inset shrubs and trees. The rear garden is enclosed, again mainly laid to lawn with a patio area adjoining the rear of the house and there is a timber summerhouse.

Sidmouth's town centre and esplanade 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 with predicted speeds of up to 61 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

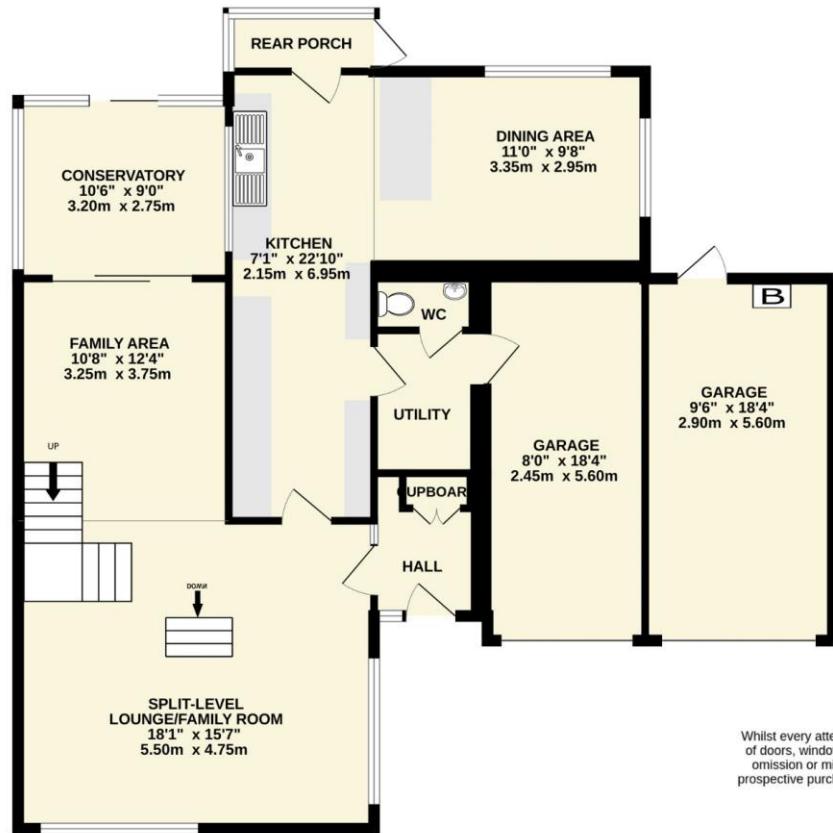
**EPC: D**

**POSSESSION** Vacant possession on completion.

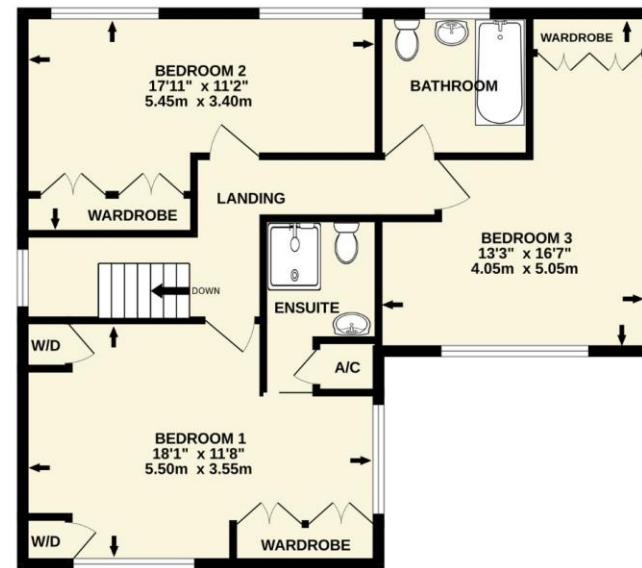
**REF: DHS02558**

**VIEWING** Strictly by appointment with the agents.

GROUND FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.8 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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