



32 Balfours Sidmouth EX10 9EG

£650,000 FREEHOLD

A spacious, detached bungalow, presented in excellent order throughout, offering three bedroom accommodation with a total footprint of around 1,950 square feet.

This deceptively spacious, detached bungalow offers generous and well-proportioned accommodation, with gas central heating and uPVC double glazing. An entrance porch, with a connecting door to the double garage, leads to a large hallway with both cloaks and airing cupboards. The sitting room is dual aspect, the main window looking south easterly over the front of the property. A separate and particularly spacious kitchen/dining room is in excess of 24 feet wide, fitted with a comprehensive range of kitchen units to include a built-in oven, grill, electric hob, microwave and fridge/freezer. A freestanding dishwasher will also be included – all are Miele appliances. An adjoining utility room has a cloakroom/WC off. From the dining room, doors open into a double glazed conservatory featuring a hipped roof and patio doors to the rear garden.

Bedrooms one and two are generous, double rooms, equal in size, bedroom one having an en suite shower room and bedroom two, built-in wardrobes. A third double bedroom has built-in wardrobes and is next to the main bathroom.

The property is approached via a wide driveway, providing ample off-road parking and leading to a double garage with drylined and decorated walls, power, light, cold water, wall mounted gas boiler and an electric door. The driveway is lined by well stocked borders and there is gated access to the rear at both sides of the property.





The rear garden is arranged with patio adjoining the conservatory extending to meet a raised lawn, with low maintenance beds and borders and a further patio looking south easterly back at the property.

Situated at the head of the cul de sac, the bungalow stands just a quarter of a mile from amenities such as regular bus services, a convenience store and Lidl supermarket. A little further afield, Waitrose is less than one mile away and the town centre and seafront are around a mile and a half away. 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. Further amenities include a cinema, theatre, indoor swimming pool, modern health centre, beautiful public gardens and a delightful 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 57 mbps. Good outdoor and variable indoor mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom – May 2026.

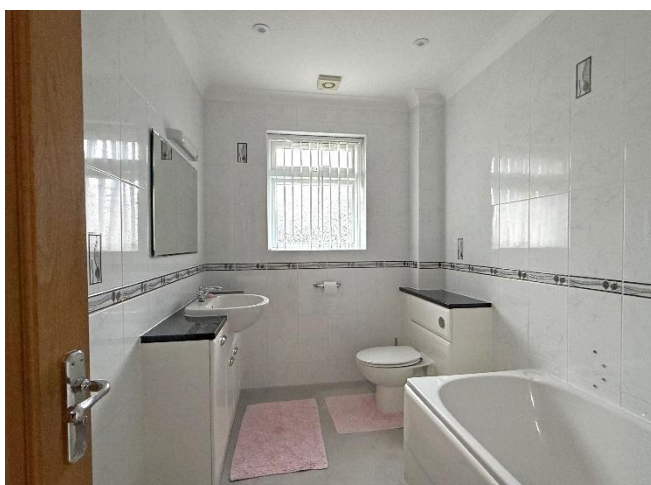
COUNCIL TAX We are advised by East Devon District Council that the council tax band is F.

EPC: C

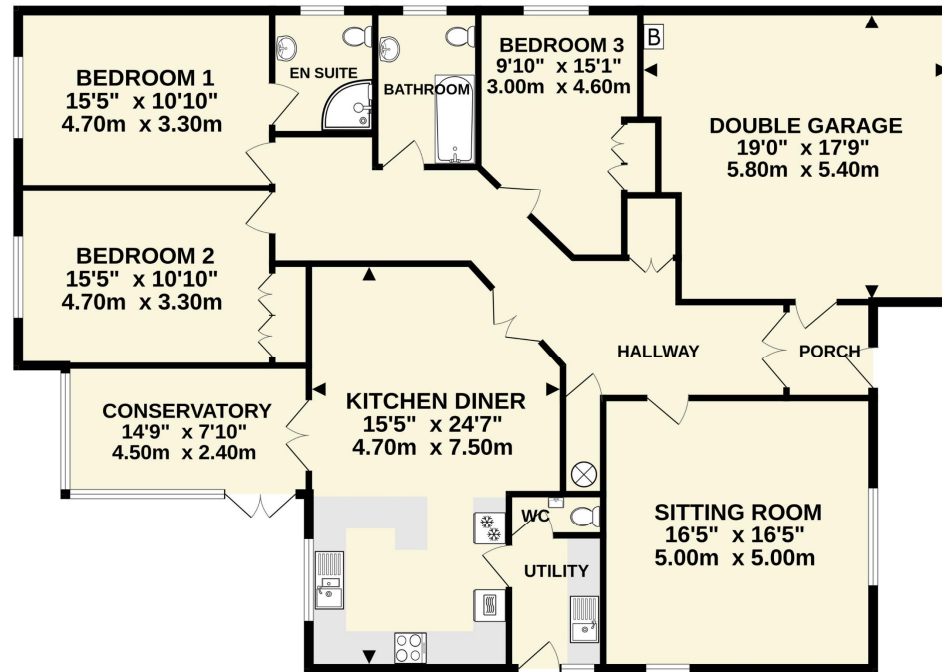
POSSESSION Vacant possession on completion.

REF: DHS02674

VIEWING Strictly by appointment with the agents.



1956 sq.ft. (181.7 sq.m.) approx.



TOTAL FLOOR AREA: 1956 sq.ft. (181.7 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.



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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