



HARRISON
LAVERS &
POTBURY'S

11 Deans Mead
Sidmouth
EX10 8XP

£925,000 FREEHOLD

A particularly spacious and beautifully presented detached bungalow, fitted and finished to a high standard, less than one mile from the seafront.

This impressive, detached bungalow offers beautifully appointed accommodation in excess of 1,600 square feet. The subject of considerable improvement by the present owners within the last six years, the property now features a kitchen and bathrooms from 4Homes of Sidmouth, Neville Johnson fitted wardrobes and study furniture, a new roof over the garden room in 2022 with automatic Velux windows and a new gas boiler in late 2024.

In summary the accommodation comprises a spacious entrance hallway with high ceiling, a triple aspect sitting room with bay window, an impressive garden room and a high quality kitchen/breakfast room with built-in Bosch appliances and adjoining utility room.

The main bedroom has wall to wall wardrobes, a bay window and a modern en suite bathroom. The guest bedroom has built-in wardrobes and an en suite with a connecting door to the inner hallway, opposite a third double bedroom. Finally, there is an option to have a fourth double bedroom, or as currently arranged, a spacious study.



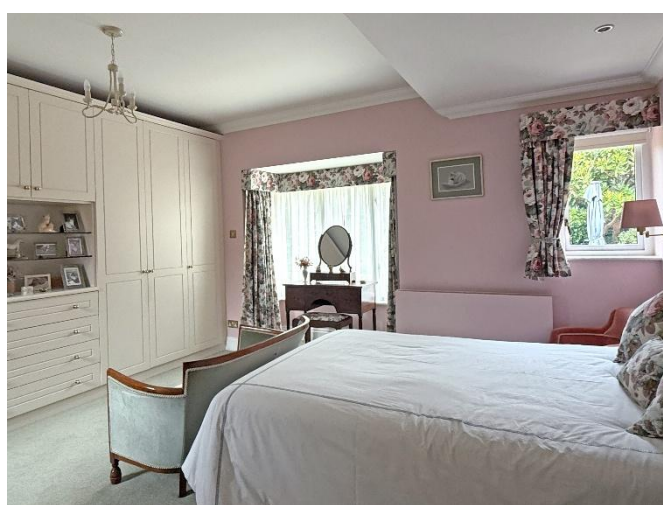


The property stands on a most attractive plot approaching a third of an acre, with ample off-road parking, lawn garden and a double garage to the front. The garage has an electric door, houses the gas boiler, has a roof space and a connecting door to the utility room. To the rear and with a westerly aspect, patio adjoins the garden room and extends southerly to a further patio with doors from the sitting room. At the southern boundary a pathway leads to a secluded spot where the current owners grow vegetables. On the opposing side of the property is a colourful and beautifully arranged garden, featuring two protected oak trees and large, well stocked beds and borders.

Deans Mead is a highly desirable cul-de-sac of just eleven, individual detached bungalows, some of the largest available in Sidmouth. The Knapp Nature Reserve is a short walk away, The Balfour Manor Estate lies to the west and the town centre and seafront are less than one mile away. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street having numerous independent shops, High Street chains and popular restaurants. The town also offers regular bus services to the surrounding area, a cinema, theatre, Waitrose, Lidl, modern health centre, eighteen-hole golf course and a stunning, Regency esplanade.

SERVICES Mains gas, electricity, water and drainage are connected.

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available in the area with estimated speeds of up to 1800 mbps. The current owners have full fibre connected. Good outdoor and variable in-home mobile coverage is predicted from EE, Three, O2 and Vodafone. Information provided by Ofcom - September 2026.







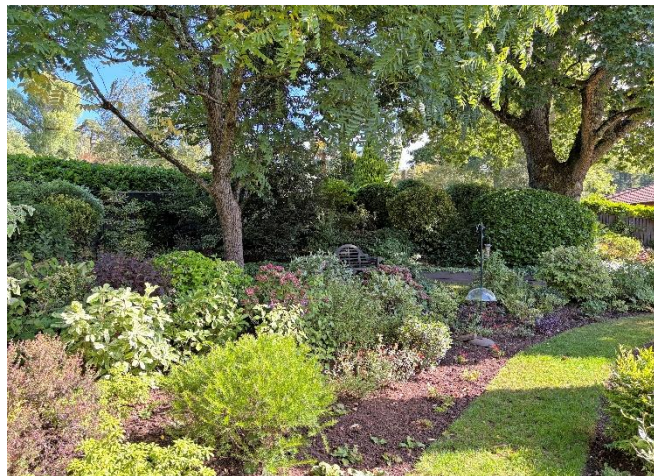
COUNCIL TAX We are advised by East Devon District Council that the council tax band is **G**.

POSSESSION Vacant possession on completion.

EPC: D

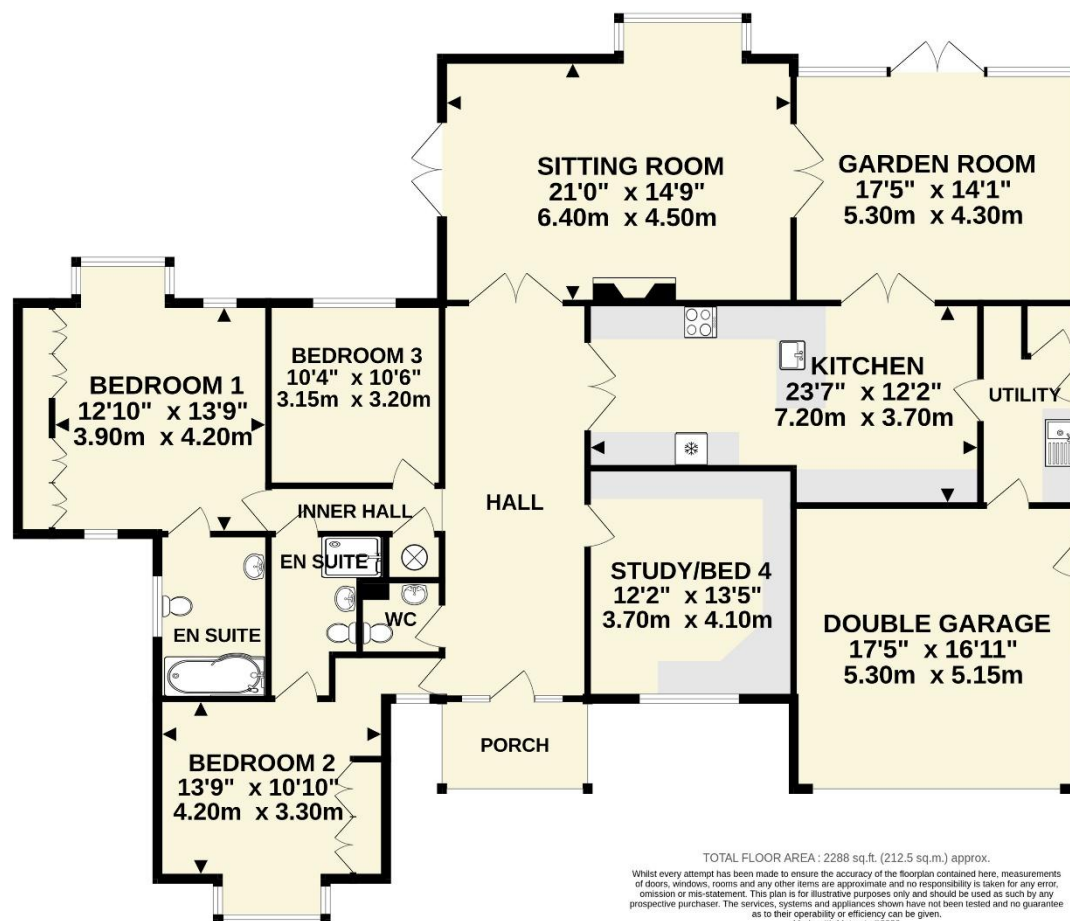
REF: DHS02714

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.

DEANS MEAD, SIDMOUTH
2288 sq.ft. (212.5 sq.m.) approx.



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