



HARRISON
LAVERS &
POTBURY'S

16 Glebelands
Sidmouth
EX10 8UD

£625,000 FREEHOLD

A three bedroom detached bungalow standing in a popular address, just over half a mile from the town centre and seafront and with views to Salcombe Hill and the sea.

Offered for sale with no ongoing chain, this detached bungalow occupies a corner plot in a desirable location close to the town centre. The property has gas central heating, uPVC double glazed windows and provides spacious living accommodation with three bedrooms.

A wide entrance hall leads to a dual aspect sitting room with south facing bay window, having views over the town to the sea. Sliding patio doors look easterly and open onto a decked patio, again with fine views. A good size dual aspect kitchen/dining room is fitted with a comprehensive range of units, a gas hob and electric oven.

The main bedroom has an easterly aspect, built in wardrobes and an en suite WC. There is a second double bedroom, third single bedroom/study, a bathroom and a separate shower room.





The bungalow stands at the back of a corner plot arranged with ease of maintenance in mind and enjoying a south easterly aspect. A decked patio accessed via the sitting room takes in a fine view over the town to the sea. A driveway provides off-road parking and leads to a single garage, with space and plumbing for a washing machine and a wall-mounted gas combination boiler.

Glebelands is a sought-after address, a little over half a mile from the town centre and seafront. It is one of few roads to offer bungalows within close proximity to the High Street. This particular property is located toward the bottom of the hill, offering easier pedestrian access.

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 1000 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom – February 2026.

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

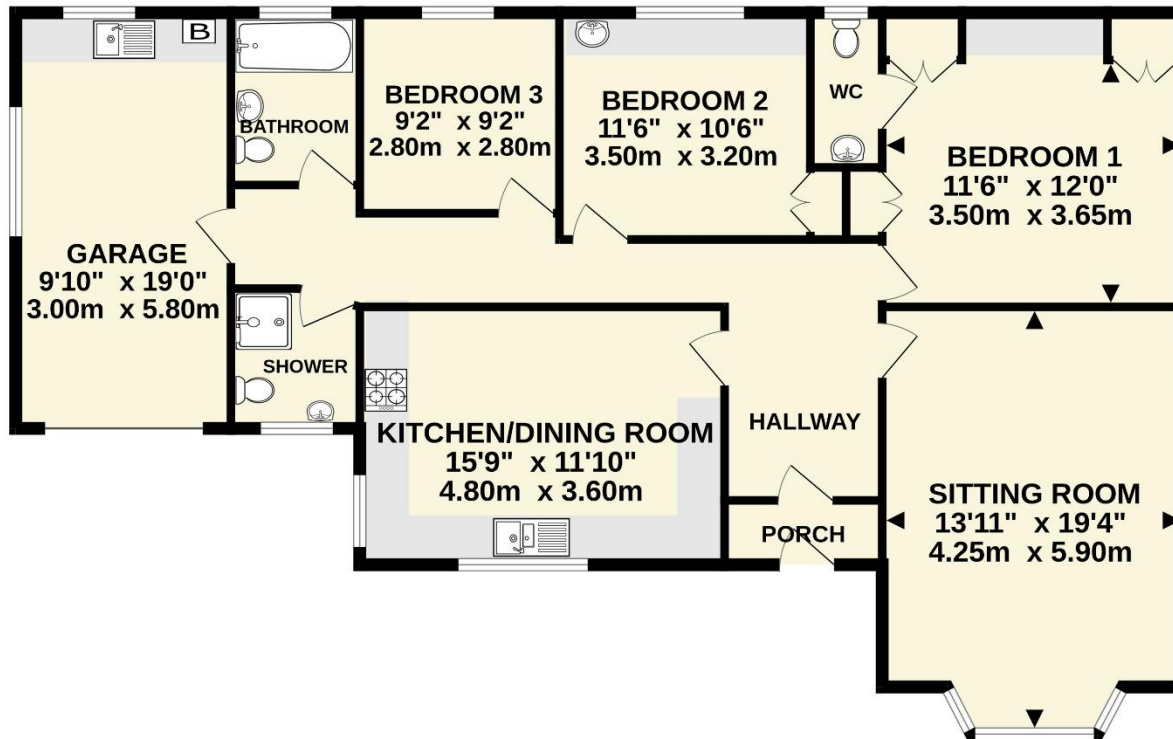
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02630



1349 sq.ft. (125.3 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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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