HLP
HARRISON
LAVERS &
POTBURY'S

31 Newlands Close
Sidmouth
EX10 9NW

£400,000 FREEHOLD

A spacious, detached bungalow offered for sale with no ongoing chain and in an elevated position with superb views along Salcombe Hill.

Offered for sale with no ongoing chain, the property has gas central heating with uPVC double glazed windows. Once inside, a wide hallway has storage cupboards and is open plan to a dining hallway. The sitting room is dual aspect, one window enjoying a fine view along Salcombe Hill in a south easterly direction. A glazed door opens into a uPVC double glazed conservatory that enjoys a westerly aspect with sliding doors opening into the rear garden. The separate kitchen is fitted with a good range of units to include a built-in dishwasher and washing machine and with space for an electric cooker and fridge/freezer. There is a floor standing gas boiler and a useful larder cupboard. An adjoining rear lobby gives access to the side of the property and into the garage.

Both bedrooms are of a particularly good size, bedroom one having a rear aspect and bedroom two having a view towards Salcombe Hill. The shower room is fitted with a white suite and mains shower.

To the front of the property, a driveway provides off road parking and leads to a single garage with electric door and loft access via a pull-down ladder. The front garden is paved and planted and has an easterly aspect with views to Salcombe Hill. The garden to the rear enjoys a westerly aspect with lawn garden, patios and a mature hedge boundary, giving privacy and seclusion.

Newlands Close is situated around half a mile from The Byes and River Sid, Sidford and amenities such as Waitrose and Lidl. Regular bus services run along nearby Sidford Road and the town centre and seafront are less than two miles away. Sidmouth is an unspoilt town on the Jurassic Coast, benefitting from a good range of independent shops, High Street chains and restaurants, only twelve miles from Exeter.

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

BROADBAND & MOBILE - Standard and Superfast Broadband are available in the area with estimated download speeds of up to 50 mbps. Good outdoor and variable in-home mobile coverage is available from EE, Vodafone, Three and O2. Information provided by Ofcom - July 2026.

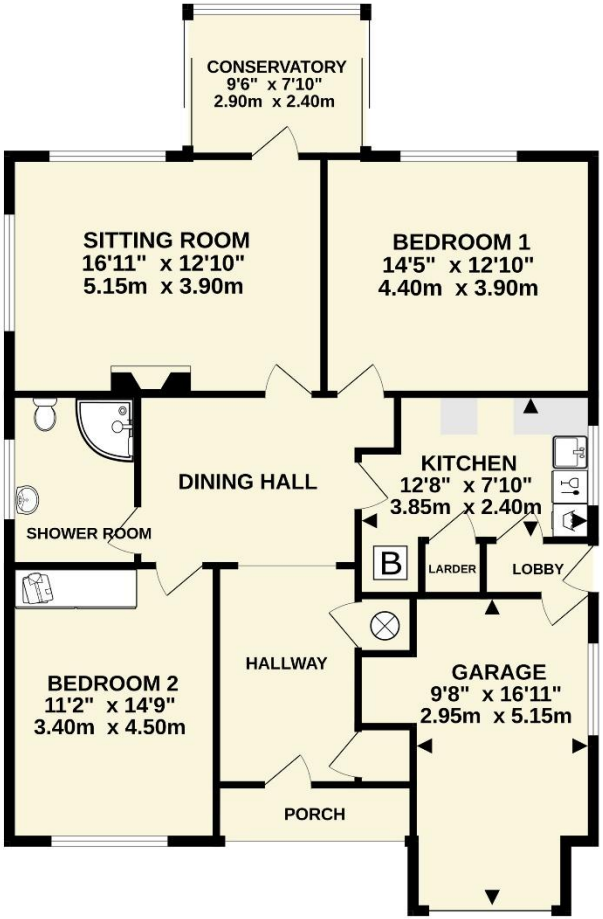
OUTGOINGS We are advised by East Devon District Council that the council tax band is E.

EPC: E

POSSESSION Vacant possession on completion.

REF: DHS02472

1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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