



HARRISON  
LAVERS &  
POTBURY'S

# 6 Manor Close Sidmouth EX10 8XG

£665,000 FREEHOLD

**A most attractive and superbly presented detached bungalow, occupying a desirable location.**

Manor Close is a small cul de sac situated within three quarters of a mile of the town centre and seafront where there are an excellent range of shopping facilities along with bus services and Sidmouth's beautiful esplanade.

The property occupies an almost level site with the gardens being beautifully maintained, the rear garden enjoying lots of privacy.

In more recent years the property has been the subject of considerable improvement and expenditure which includes uPVC double glazed windows along with the installation of a new kitchen, bathroom and the creation of an en suite shower room to the main bedroom.

On entering the property via an entrance lobby is a good size reception hall which offers a study area if required. The sitting room enjoys a triple aspect with bay window to the front and sliding patio doors to the rear, leading onto a recently finished patio area. A further feature to this room is a polished stone fireplace with surround, hearth and mantle.

The kitchen/dining room offers an excellent range of storage units, with granite worksurfaces and up-stands and integrated appliances comprise a split-level electric oven with compact oven over, inset ceramic hob, cooker hood, dishwasher and fridge/freezer.





The kitchen also features Karndean flooring and a personal door leading into the garage where there is a utility area.

The two double bedrooms both enjoy a lovely outlook over the rear garden, the main bedroom having an en suite shower room and in addition there is a spacious family bathroom. Both the en-suite and the bathroom have modern white suites and are beautifully tiled throughout.

Gas fired central heating is installed. The airing cupboard is situated off the reception hall and features a pressurised hot water cylinder.

The gardens have been greatly improved in more recent years. At the front of the property there are areas of lawn, gravelled areas and well stocked shrub borders together with a low brick wall to the road frontage and a wrought iron gate and gravel pathway leading to the front door. To one side a brick paved driveway allows parking and gives access to the single integral garage which has a sliding door to the front, two uPVC double glazed windows and side door.

The gas fired boiler is also housed in the garage and to the rear is a utility area comprising a further worksurface with inset sink unit and space and plumbing for a washing machine and tumble dryer.

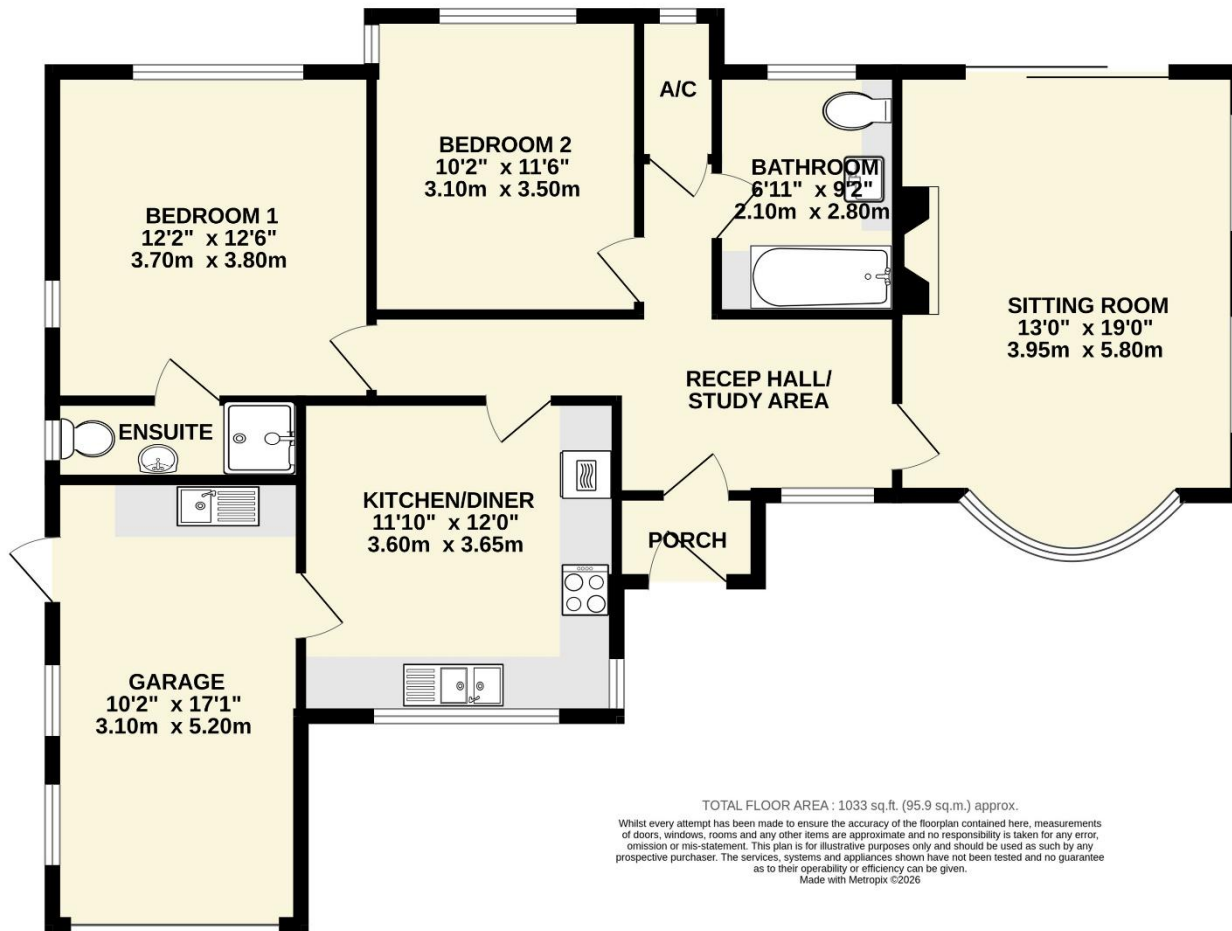
There is access to both sides of the bungalow via secure timber gates with the rear garden being enclosed and providing lots of privacy. This area of garden is mainly laid to lawn with adjoining well stocked borders containing numerous ornamental trees and shrubs. Adjoining the sitting room is a good size patio which takes full advantage of the privacy and is ideal for a table and chairs.

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

**EPC: D**



1033 sq.ft. (95.9 sq.m.) approx.



**POSSESSION** Vacant possession on completion.

**REF: DHS02425**

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

**BROADBAND & MOBILE** Standard and Superfast Broadband is available in the area with estimated download speeds of up to 61mbps. Good outdoor and variable indoor mobile signal is predicted by EE, Vodafone, Three and O2. Information supplied by Ofcom - April 2026.

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

**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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