



HARRISON
LAVERS &
POTBURY'S

46 Newlands Close
Sidmouth
EX10 9NP

£425,000 FREEHOLD

A two bedroom detached bungalow offered for sale with no ongoing chain, occupying a pleasant, cul-de-sac location with fine views to Salcombe Hill.

Built in the 1960's, this detached bungalow is of good proportion with gas central heating, double glazing and offers much potential to the next owner. Once inside, the hallway has a storage and airing cupboard and leads to all rooms. A good size sitting room has a south facing window, enjoying a delightful view to Salcombe Hill. Doors lead to a separate dining room, again benefitting from the south facing aspect and views. A connecting door leads to the kitchen/breakfast room which is fitted with a good range of units, having a built-in oven, grill, electric hob and with space for a washing machine and fridge/freezer. A door returns to the hallway and a rear lobby leads to the side of the bungalow.

There are two good size double bedrooms looking into the rear garden, both with fitted wardrobes. A modern shower room is fitted with attractive tiling and an electric shower.





The front elevation enjoys a south facing aspect and from the garden there is a fine view to Salcombe Hill. A driveway provides off road parking and leads to a single garage with power and light. Gated side access leads to the rear where there is a pleasant, lawn garden with mature beds and borders, leading to a patio, with greenhouse, shed and views to Salcombe Hill.

Newlands Close is around half a mile from The Byes and River Sid, the amenities at Sidford and Waitrose. Regular bus services run along nearby Sidford Road and the town centre and seafront are under two miles away. Sidmouth is an unspoilt town on the Jurassic Coastline, having a busy town centre with a broad range of independent shops, High Street chains and popular restaurants.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast broadband are available with predicted speeds of up to 1000 mbps. Mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom.

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

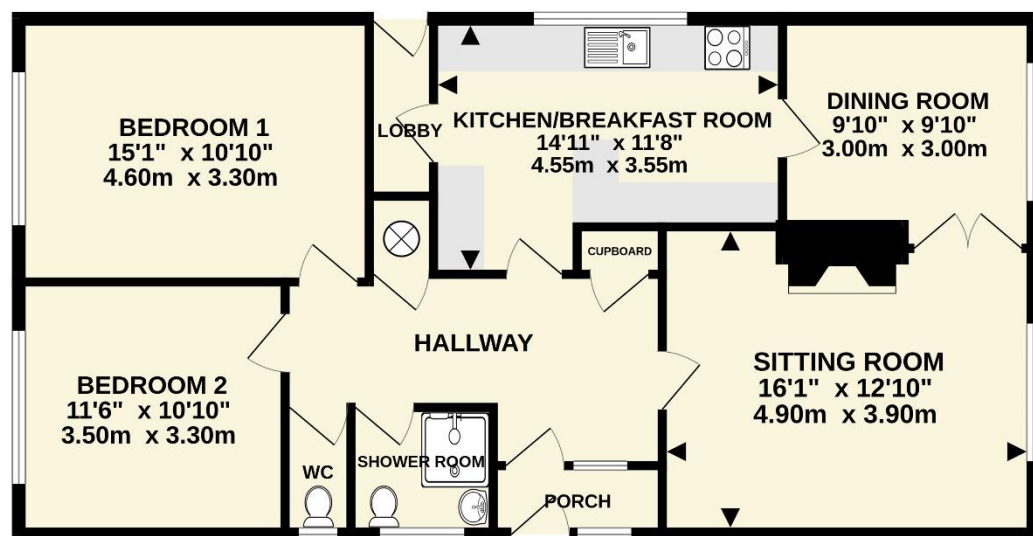
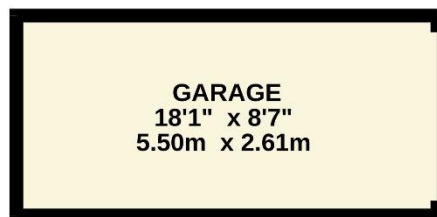
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02489



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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