



HARRISON
LAVERS &
POTBURY'S

19 Byside Road
Sidmouth
EX10 9NB

£515,000 FREEHOLD

A well presented, detached bungalow featuring a modern kitchen, two double bedrooms, stunning rear garden in a sought after, level location, close to The Byes and River Sid.

Presented well throughout and with gas central heating and double glazing, this detached bungalow has been upgraded within the last five years following the current owner's purchase. The bungalow now features a modern and fully fitted kitchen with integrated appliances comprising fridge freezer, washing machine, dishwasher, oven, hob and microwave. There are ample storage units, a concealed gas boiler and a south facing aspect to the front. The sitting/dining room has patio doors opening into the rear garden, features a log burner and has an adjoining garden room/study.

The main bedroom looks into the rear garden, has a range of wardrobes that are included in the sale and a modern, en-suite WC. Bedroom two is a large, double room with a south facing aspect to the front. The bathroom is fitted with a white suite and has a separate shower cubicle.

The bungalow stands on a level plot with a south facing, gravel garden to the front, driveway parking and single garage. To the rear is a beautifully landscaped garden, creatively arranged to include a timber studio/summer house, a number of seating areas, water feature, vegetable plots and a greenhouse. The garden is a stand out feature of the property.





Byeside Road is located in one of Sidmouth's most popular residential areas next to The Byes and River Sid, short walking distance from regular bus services. Lidl and Waitrose are a short drive away and the town centre and seafront are within two miles. Sidmouth is an unspoilt town on the Jurassic Coast with a busy High Street having numerous independent shops, High Street chains and popular restaurants.

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

BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 36 mbps. Good outdoor and variable indoor 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 E.

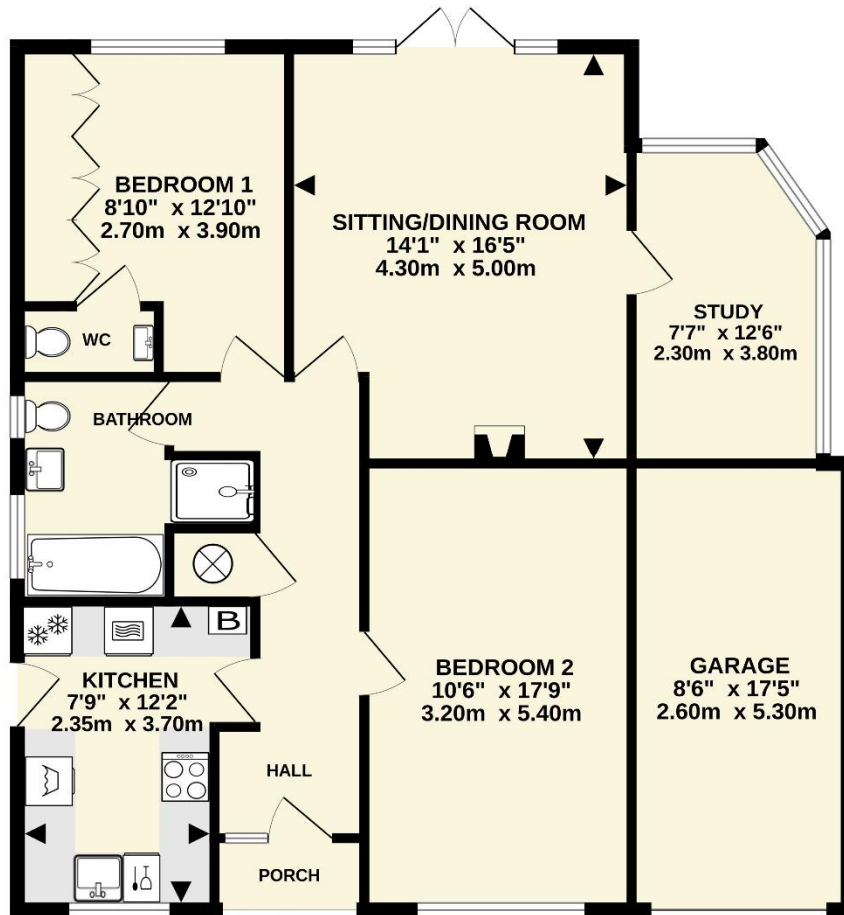
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02726



BYESIDE ROAD, SIDMOUTH
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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