



6 Primley Mead Sidmouth EX10 9LQ

£375,000 FREEHOLD

An extended semi-detached bungalow in need of modernisation, situated in a popular location close to The Byes and River Sid and only a mile and a half from the town centre and seafont.

Offered for sale with no ongoing chain, this semi-detached bungalow has been extended to the rear, increasing the living accommodation and enlarging the main bedroom. The accommodation comprises entrance hallway with airing cupboard, a kitchen fitted with a range of units to include a built-in oven, grill, gas hob and with freestanding washing machine, fridge and dishwasher, all included in the sale. A floor standing gas boiler provides central heating. A spacious sitting/dining room features a Velux window and extends to meet a uPVC double glazed conservatory, facing south and opening into the rear garden.

The main bedroom has fitted wardrobes, an en suite shower room and looks into the rear garden. There is a large, second bedroom with front facing aspect and finally, a main bathroom.

The bungalow stands on a level plot with off road parking for two cars and a single garage to the front. The garden is hard landscaped with beds for ease of maintenance. To the rear is an enclosed south facing garden, again landscaped with ease of maintenance in mind and featuring a patio, well stocked beds and borders and a timber garden





Primley Mead lies within a popular area of Sidmouth, short, level walking distance from The Byes and River Sid, that provide a picturesque walk or cycle to the edge of the town centre. Day-to-day amenities to include Lidl are around half a mile away at Woolbrook Road, with the town centre and seafront no more than a mile and a half. Sidmouth is an unspoilt town on the Jurassic coast, itself a World Heritage Site, offering an excellent range of amenities to include numerous independent shops and High Street chains, a cinema, theatre, popular restaurants to include Rockfish, an 18 hole golf course and Waitrose.

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

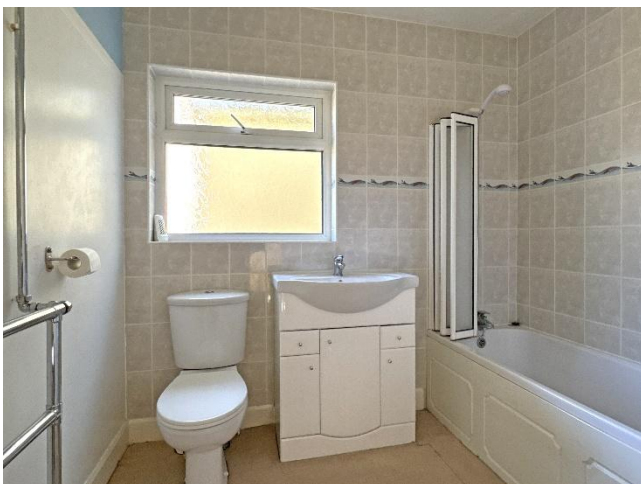
BROADBAND AND MOBILE Standard and Superfast broadband are available in the area with estimated download speeds of up to 80 mbps. Good outdoor and indoor mobile coverage is available from EE, Three, O2 and Vodafone. Information provided by Ofcom - March 2026.

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

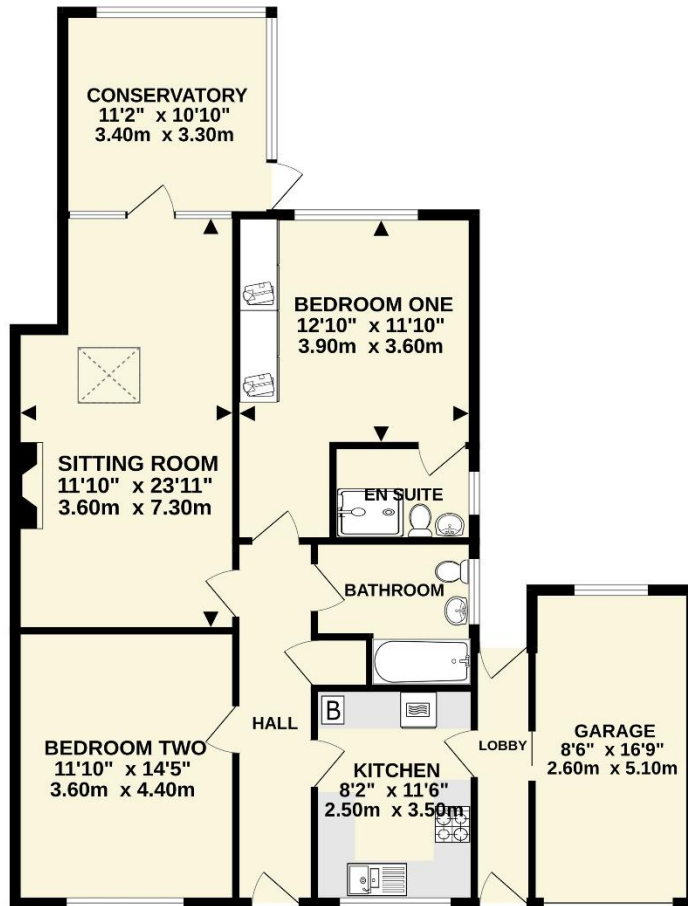
EPC: D

POSSESSION Vacant possession on completion.

REF: DHS02640



1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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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