



HARRISON
LAVERS &
POTBURY'S

21 Sid Vale Close
Sidford
Sidmouth
EX10 9PH

£450,000 FREEHOLD

Occupying a level position at the head of a cul-de-sac, is this detached bungalow with two bedrooms, two reception rooms and an attractive, west facing rear garden.

Offered for sale with no ongoing chain, the accommodation is of good proportion and with gas central heating and double glazing. Once inside, the accommodation comprises entrance hallway, spacious sitting room with a large window looking easterly, taking in views along Salcombe Hill. A separate dining room is also of a good size and leads to a double glazed conservatory opening onto the rear garden. There is access to the loft space from the dining room via a pull-down ladder, the loft offering clear potential for conversion, subject to any necessary consents. The gas boiler is in the loft space.

The kitchen is fitted with a good range of units, to include a built-in oven and electric hob and with space for a fridge. A lobby off the kitchen provides utility space with plumbing for a washing machine, a cloakroom/WC along with doors to the garage and rear garden.

The main bedroom is of a good size and enjoys a pleasant, rear facing aspect looking westerly. A second double bedroom looks to the front and lastly there is a shower room with an airing cupboard housing the hot water cylinder.





To the front of the bungalow lawn, beds and borders look easterly, with driveway parking leading to a single garage having an electric door, power and light. To the rear, a west facing garden is attractively arranged with a combination of patios, lawn and well stocked beds and borders.

The bungalow stands at the head of the cul-de-sac, only a quarter of a mile from the centre of Sidford. As such, the property is close to amenities including a convenient store/post office, regular bus services, popular public house and a takeaway. Waitrose is a short drive away, whilst the town centre and seafront are around two miles, where there are a good range of independent shops, High Street chains, restaurants to include Rockfish, and a delightful Regency Esplanade.

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

BROADBAND AND MOBILE Standard, Superfast and Ultrafast Broadband are available in the area with estimated download speeds of up to 1800 mbps. Good outdoor and variable indoor mobile coverage is predicted 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 E.

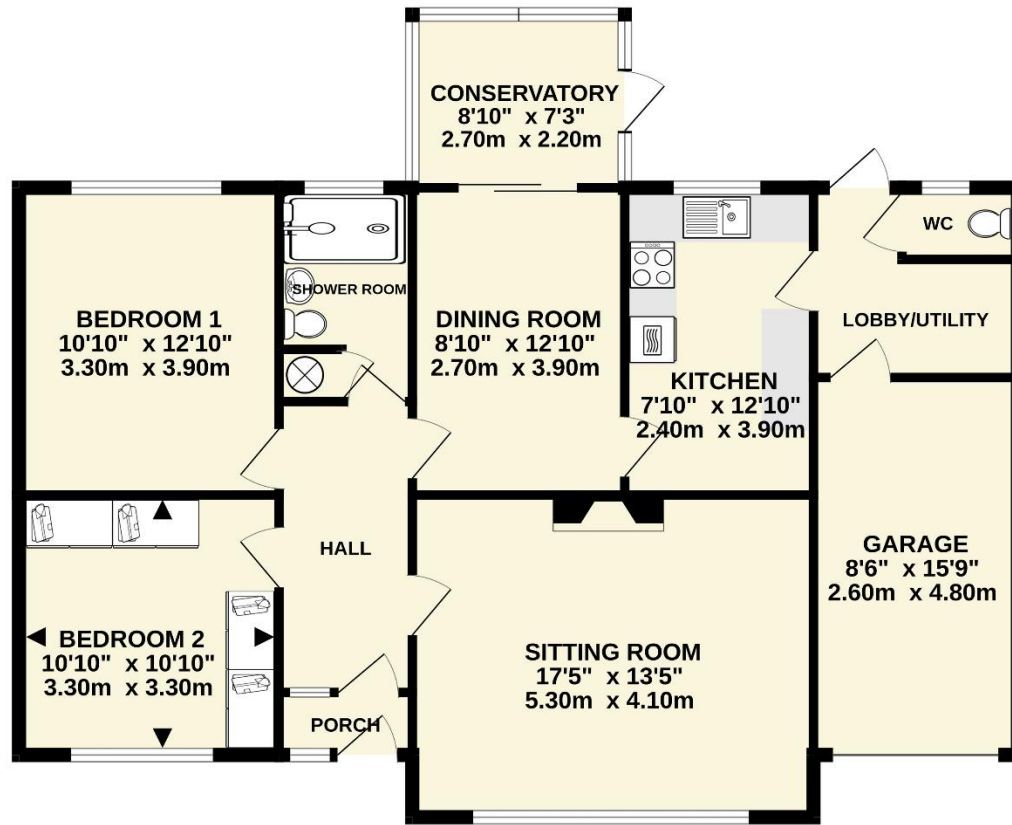
EPC: E

POSSESSION Vacant possession on completion.

REF: DHS02644



1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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.



Tel: (01395) 516633

Email: reception@harrisonlavers.com

www.harrisonlavers.com

