



HARRISON  
LAVERS &  
POTBURY'S



66 Malden Road  
Sidmouth  
EX10 9NA

£535,000 FREEHOLD

**Detached bungalow set in a good size level garden adjoining The Byes.**

This two bedroom detached bungalow enjoys a lovely westerly aspect and is situated in a popular residential area. The rear garden adjoins The Byes which forms part of a delightful riverside walk and cycle track and an entrance to The Byes is within a short stroll of the bungalow.

The bungalow was constructed in the 1970's and is now in need of a little modernisation, however gas fired central heating and uPVC double glazed windows are installed which includes a conservatory to the rear elevation.

A wide, open fronted porch provides shelter and leads into the entrance lobby where there is an inner door opening into the reception hall which gives access to the roof space via a sliding ladder.

A spacious 'L' shaped lounge/dining room enjoys a dual aspect, the lounge area having a large window with a view towards Core Hill in a westerly direction. From the dining area there is a sliding patio door leading into the conservatory which overlooks the rear garden and has a vaulted ceiling, tiled floor and door leading into the rear garden.







The adjoining kitchen also overlooks the rear garden and offers a range of storage cupboards, worksurfaces along with a built in electric double oven, gas hob and cooker hood. There is also a freestanding dishwasher and fridge/freezer. Adjoining the kitchen is a useful rear porch/utility area, where there is a freestanding fridge/freezer, washing machine and tumble dryer, along with a further door accessing the rear garden.

There are two double bedrooms both having fitted wardrobes, the main bedroom having an en suite shower room and there is a separate family bathroom which together with the en suite, is fitted with a white suite.

Adjoining the front of the property a driveway provides parking and gives access to the single integral garage. The front garden is mainly laid to lawn and to one side a gate and further area of garden leads to the rear of the bungalow. The rear garden is of a good size and is mainly paved with adjoining borders containing numerous ornamental trees and shrubs. There is also a water tap and two garden sheds.

Malden Road is situated approximately a mile and a half from Sidmouth's town centre and seafront where there are an excellent range of facilities. There are further amenities which can be found in Woolbrook which is within half a mile and at the top of Malden Road there is a bus service.

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

**EPC:** D

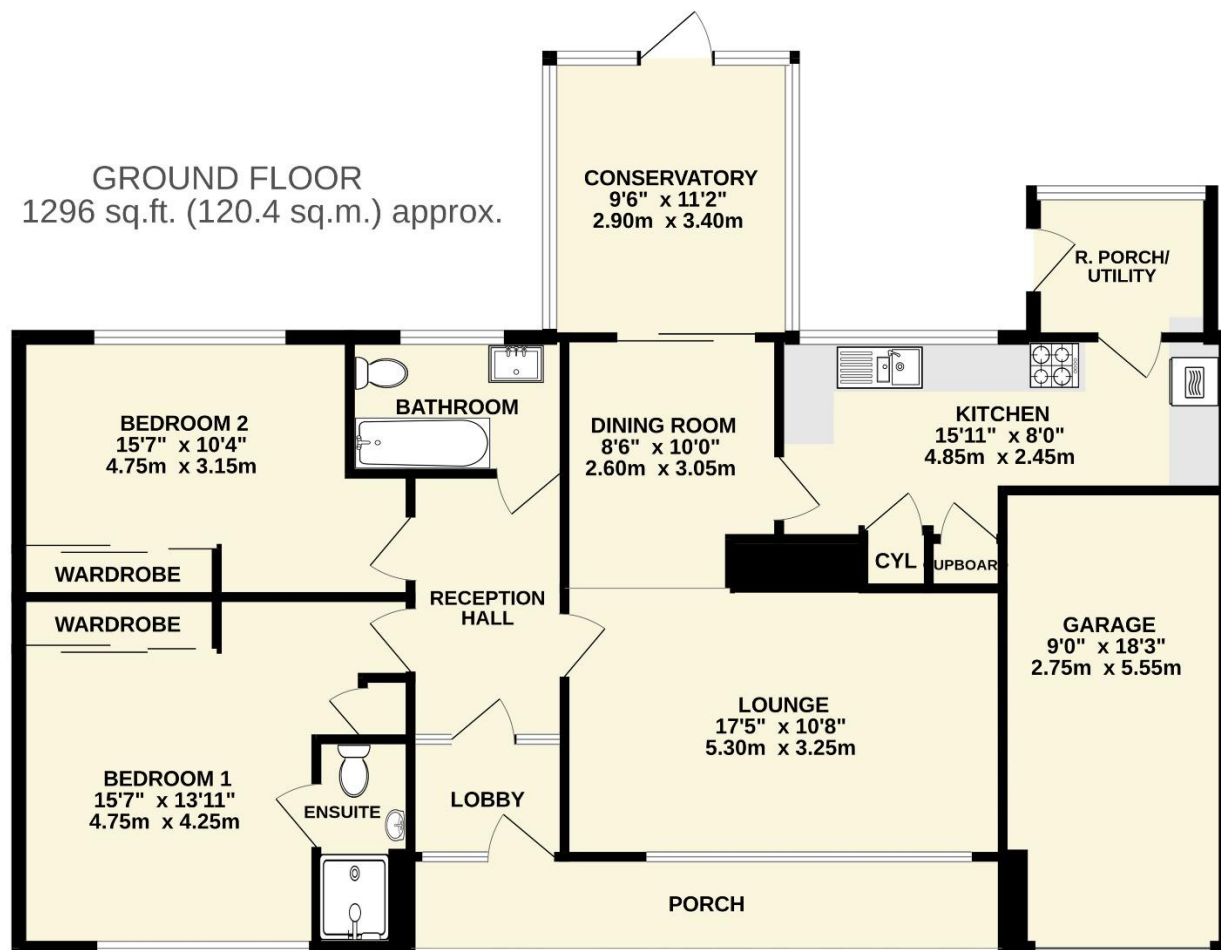
**POSSESSION** Vacant possession on completion.

**REF:** DHS02325





**GROUND FLOOR**  
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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**DIRECTIONS** From the top of the High Street proceed away from the town centre passing the Radway cinema on the left. Follow the road for approximately two thirds of a mile and at Exeter Cross bear right signposted Sidbury and Honiton. Continue for a further quarter of a mile passing Manstone Lane on the left and take the next turning right into Malden Road. Continue to the bottom following the road around to the left and continue where the bungalow will be seen a little way along on the right.

**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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