



HARRISON
LAVERS &
POTBURY'S

‘Heather Heights’ 20 Brownlands Close Sidmouth EX10 9AS

£875,000 FREEHOLD

Situated on the lower slopes of Salcombe Hill and enjoying superb views over The Sid Valley, a spacious three bedroom detached bungalow with double garage, ample parking and attractive mature gardens.

This well presented detached bungalow occupies a slightly elevated position to the east side of The Sid Valley and therefore takes advantage of the late afternoon and evening sunshine. The property includes well established gardens which are of a reasonable size, the majority enjoying a south westerly aspect and taking advantage of the views over the valley.

The property is approached via a brick paved driveway which offers ample parking and turning and leads to a good size integral double garage.

On entering the bungalow, a recessed porch opens into the reception hall which has a coats cupboard with double doors, an airing cupboard and access to the roof space via a sliding ladder.

An impressive L shaped lounge/dining room has a vaulted ceiling and enjoys a dual aspect with a west facing picture window, also taking full advantage of the views. To the centre of this room is a feature floor to ceiling brick fireplace with heath and adjoining display shelving and there is a sliding patio door leading into a generous size conservatory which enjoys a south and westerly aspect.





The conservatory is uPVC double glazed and enjoys a lovely outlook to the south over adjoining fields and to the west across the valley.

The kitchen also enjoys a westerly aspect and in more recent years has been altered and extended and features bi-fold doors which access the garden. The kitchen offers an excellent range of storage units along with worksurfaces and there are built-in appliances comprising an electric oven, gas hob, cooker hood, microwave, along with a integrated dishwasher, washing machine, fridge and freezer.

An inner hallway gives access to the three bedrooms, the main bedroom having fitted wardrobes, along with an en suite shower room which comprises a large walk-in shower, WC and wash basin. Both bedrooms two and three have a fitted wardrobe, bedroom three currently being used as a study.

Other benefits include uPVC double glazed windows and gas fired central heating is installed.

The gardens are a feature of the property and extend to approximately a third of an acre with sweeps of lawn and adjoining well stocked shrub borders along with a vegetable garden with aluminium greenhouse. An extensive patio runs along the rear of the bungalow and enjoys the south west aspect. Adjoining the driveway to the east side is a terraced garden which has been laid to a rockery with numerous heathers and further shrubs along with a further patio which enjoys the views.



Brownlands Close is situated within walking distance of The Byes and the town centre. From Brownlands Close there is a pathway connecting to Redwood Road which offers a more convenient route to the town.

The town centre offers an excellent range of shopping facilities and services along with the esplanade and sea front.





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

POSSESSION Vacant possession on completion.

EPC: tba

REF: DHS02296

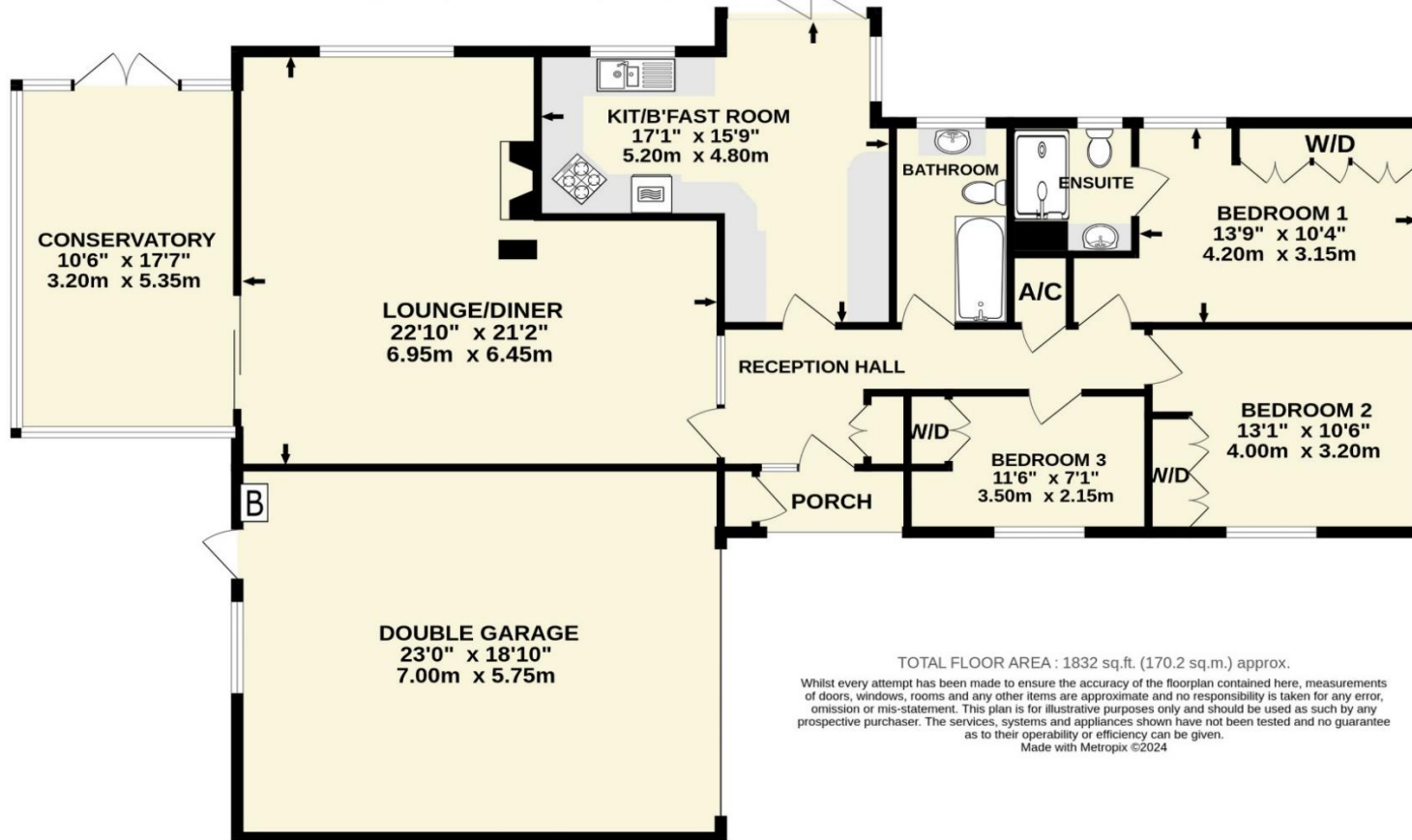
DIRECTIONS Turn right opposite the Radway cinema into Salcombe Road and continue over the river following the road around to the left. Pass Redwood Road on the right and take the next turning right into Brownlands Road. Continue up the hill taking the second turning on the right into Brownlands Close and the property will be seen in the top righthand corner of the cul de sac.

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.

GROUND FLOOR
1832 sq.ft. (170.2 sq.m.) approx.



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 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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