



5 Lymebourne Avenue,



5 Lymebourne Avenue,

, Sidmouth, EX10 9EU

Sidmouth: 1 mile. Honiton: 11 miles

This attractive three bedroom period property is situated just moments from the town centre and offers easy access to the Byes in Sidmouth.

- Period property
- Extended kitchen/breakfast room
- Garden and on road parking.
- Freehold
- EPC B
- Three bedrooms
- Close to the Byes
- Electric car charging point
- Council Tax Band C

Guide Price £385,000

SITUATION

Lymebourne Avenue is situated within a popular residential area, close to the town centre and backing onto The Byes, a beautiful river side walk protected by both the National Trust and Sid Vale Association. Regular bus services are close by and the town centre and seafront are within easy reach.

Sidmouth, noted for its long esplanade, beaches and public gardens, has a range of quality shops and amenities, as well as recreational facilities including swimming pool, sailing club, cricket, tennis and croquet clubs, and a popular golf course. The popular coastal villages of Branscombe and Beer are located towards the east, whilst the coastline has been awarded international recognition as a World Heritage Site noted for its geological interest and dramatic cliffs and beaches.

The cathedral city of Exeter is easily accessible by car or bus and offers a comprehensive range of services, shopping and cultural amenities.



DESCRIPTION

This well presented three bedroom home has been lovingly upgraded by the current owners and is located just moments from the town centre and the popular Byes in Sidmouth.

The property offers versatile, light and spacious accommodation to include an attractive kitchen/breakfast room with underfloor heating and doors leading to the rear garden. To the front of the property is a charming sitting room with bay window, and oak flooring as well as a further reception room currently used as a dining room.

The first floor has three good sized bedrooms and an attractive family bathroom. The main bedroom is an excellent sized double bedroom room with a large bay window to the front.

OUTSIDE

The enclosed rear garden is mainly laid to paving, with raised vegetable and flower beds. There is a garden shed and a gate which leads to Lymebourne Lane providing easy access onto the Byes. On road parking available to the front of the property.

SERVICES

All mains services connected.

The property has energy efficiency in mind with a small porch with external double glazed door. It benefits from free electricity (during the day) from the solar panels that are installed on the roof. There is a smart electric vehicle charger installed and electric underfloor heating throughout the kitchen area which is smartly controlled using the electricity the solar panels generate.

Additionally the solar panels bring a revenue to the property under the Government's FIT (Generation tariff) which equates to an annual payment of roughly £600 per year for the next 10 years.

DIRECTIONS

From Honiton, take the road to Sidmouth, head through Sidbury, once you get to Sidford at the traffic lights, head straight across on to Sidford Road. Continue along this road for approx. 2 miles which proceeds into Arcot Road and Lymebourne Avenue will be the third road on the left. The property can be found a short distance on the left hand side.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



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Approximate Area = 1070 sq ft / 99.4 sq m
For identification only - Not to scale

Ground Floor

First Floor

Ground Floor
Sitting Room 3.81 x 3.58m (12'6" x 11'9")
Dining Room 3.33 x 2.77m (10'11" x 9'1")
Kitchen / Breakfast Room 5.89 x 4.19m (19'4" x 13'9")

First Floor
Bedroom 1 3.18 x 3.15m (10'5" x 10'4")
Bedroom 2 3.38 x 2.90m (11'1" x 9'6")
Bedroom 3 2.90 x 2.54m (9'6" x 8'4")

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Stags. REF: 1049279



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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