



The Cottage, Church Street



The Cottage, Church

Sidford, Sidmouth, EX10 9RL

Sidmouth: 2 miles Budleigh Salterton: 8.6 miles Exeter: 14.3 miles

This beautifully presented Grade II Listed refurbished thatched cottage in Sidford offers a characterful living space, a charming modern kitchen, two double bedrooms, and a well-sized garden.

- Period cottage
- Modern kitchen
- No onward chain
- EPC C
- Two bedrooms
- Good-sized gardens
- Freehold
- Council Tax Band C

Guide Price £289,000

SITUATION

Sidford, a charming village in East Devon, sits just outside the regency town of Sidmouth. It offers a range of amenities, including an award-winning restaurant, a Spar shop, a traditional pub, a church, hairdressers, a fish and chip shop, and a garage. Sports enthusiasts can enjoy top-tier facilities, such as football and rugby pitches, along with a thriving tennis club. Just two miles from the Esplanade, Sidford also provides easy access to The Byes, a picturesque riverside walk perfect for relaxation and outdoor activities.



DESCRIPTION

This beautifully refurbished thatched cottage in Sidford is full of character while offering modern comfort. As you step inside, you are welcomed into a warm and inviting living room with elegant wooden flooring, a charming feature fireplace, and a staircase leading to the first floor. The thoughtfully designed kitchen is both stylish and functional, featuring sleek composite worktops and a door that opens directly to the garden, allowing for easy access to outdoor space.

Upstairs, the cottage offers two generously sized double bedrooms, each filled with natural light. A modern shower room and a separate WC add convenience, while a useful utility area provides additional storage and practicality. Retaining its traditional charm while benefiting from contemporary updates, this delightful home offers a perfect blend of character and comfort in a sought-after village setting.

OUTSIDE

The cottage has a good-sized rear garden with a large patio, ideal for outdoor dining or relaxing. A pretty garden wall adds character, while the rest of the space is laid to lawn, providing a practical and open area. A garden shed offers useful storage for tools and equipment.

A parking permit can be sourced by the local council for a nearby carpark.

SERVICES

Mains electricity, water and drainage.

Standard and Superfast Broadband available. Outdoor mobile coverage available with EE, Vodafone, Three, O2 (Ofcom).

DIRECTIONS

When approaching Sidford from Honiton, take a left turn at the traffic lights by The Rising Sun. The Cottage will be located on your left hand side.

RESIDENTIAL LETTINGS

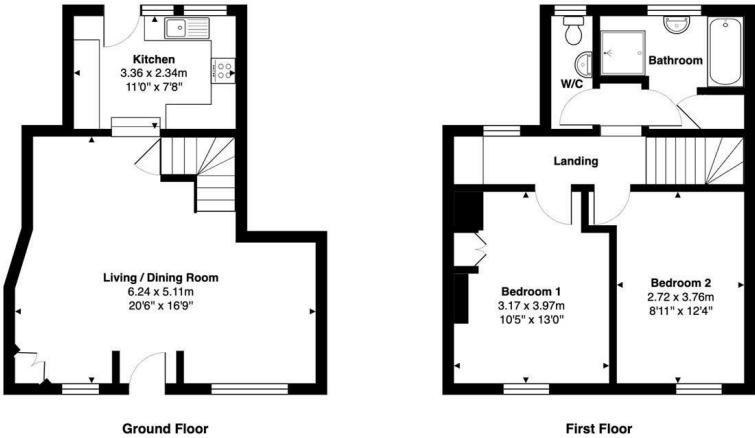
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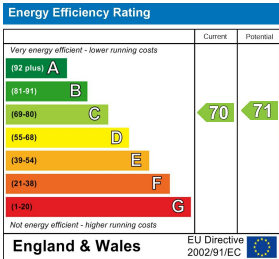
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Total Area: 76.6 m² ... 824 ft²
All measurements are approximate and for display purposes only



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