



MULBERRY  
COTTAGE



HARRISON  
LAVERS &  
POTBURY'S

2 Old Hayes  
Cotmaton Road  
Sidmouth  
EX10 8EY

£350,000 FREEHOLD

**A three bedroom mid terrace house situated on the edge of the town centre, less than half a mile from the seafront and with private off road parking.**

Offered for sale with no ongoing chain the accommodation which has gas central heating and double glazing comprises an entrance hallway with WC, leading to a spacious sitting/dining room, benefitting from a south facing rear aspect overlooking the open plan gardens. A separate kitchen is fitted with a good range of units to include a built in fridge, freezer, oven and gas hob. There is also space for a washing machine.

The first floor the landing has an airing cupboard housing the gas boiler and hot water cylinder, a further storage cupboard and access to the loft space is via a pull-down ladder. The main bedroom has fitted wardrobes and a pleasant south facing rear aspect, as does bedroom three. The second bedroom again has a fitted wardrobe and an aspect to the front. The shower room is fitted with a white suite and electric shower.





Accessed via glazed sliding doors from the sitting/dining room is an adjoining patio with a fine south facing aspect. Attractive lawn gardens to the rear of Old Hayes are open plan as dictated by a covenant within the title, which also confirms that the gardens are to be used for quiet recreation with no ball games, pets or anything that should cause nuisance to the neighbours. To the front a shared driveway entrance leads to a private off road parking space.

**PLEASE NOTE** Pets are not permitted in the gardens.

Old Hayes is situated in a convenient and sought after location within a conservation area and only half a mile from the town centre and seafront. As such the property is within easy reach of regular bus services, numerous independent shops and High Street chains, beautiful public gardens, a health centre and cottage hospital, theatre and cinema.

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

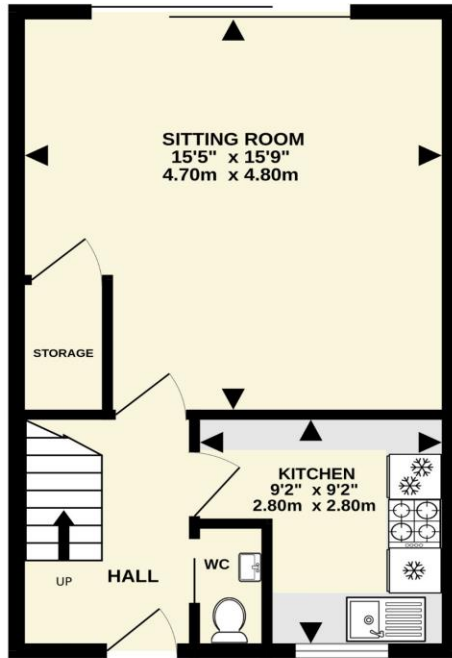
**EPC: C**

**POSSESSION** Vacant possession on completion.

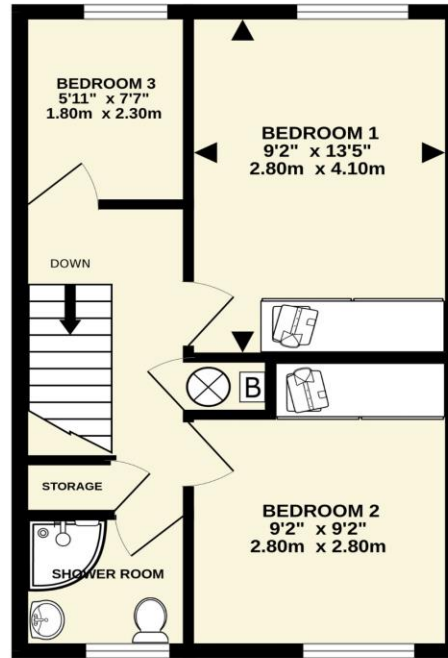
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GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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 along All Saints Road to the mini roundabout at The Woodlands Hotel. Take the first exit left and then immediately right into Cotmaton Road. Old Hayes will be found on the left.

**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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